



TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

ELECTRONIC MEETING

Wednesday, October 7, 2020 6:00p.m.

This meeting can be viewed on the Town of Bluffton's Facebook page
<https://www.facebook.com/TownBlufftonSC/>

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF AGENDA

VI. ADOPTION OF MINUTES – September 24, 2020

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. Certificate of Appropriateness:** A request by James Guscio for approval of a Certificate of Appropriateness to allow the construction of a new 2 1/2 -story single family residential structure of approximately 2,430 SF located at 75 Bridge Street in the Old Town Bluffton Historic District, and zoned Neighborhood Conservation-HD. (COFA-07-20-014386)(Staff – Katie Peterson)

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE– Wednesday, November 4, 2020

* Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Historic Preservation Committee.

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

EXECUTIVE SESSION - The public body may vote to go into executive session for any item identified for action on the agenda.

Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Electronic Meeting

Thursday, September 24, 2020, Minutes

Present: Bruce Trimbur - Chair; Will Guenther – Vice Chair; Courtney McNeil; Elaine Gallagher Adams; and, Jesse Solomon

Absent: Michael Lovecchio

Staff: Heather Colin, Director of Growth Management; Kevin Icard, Community Development Manager; Katie Peterson, Senior Planner; Darby McLain, Growth Management Coordinator; Charlotte Moore, Principal Planner; and, Richardson LaBruce; Town Attorney

I. CALL TO ORDER

Chairman Trimbur called the meeting to order at 6:00 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE HISTORIC PRESERVATION COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

Chairman Trimbur indicated that the order of the items on the agenda is suggested to change. Building 2 would be first (from VIII.B. to VIII.A.); followed by Building 3 (from VIII.C. to VIII.B); and, Building 1 (from VIII.A to VIII.C.).

Commissioner McNeil made a motion to adopt the suggested changes and the Thursday, September 24, 2020 Historic Preservation Commission Meeting Agenda. Commissioner Gallagher seconded the motion, all were in favor and the motion passed.

VI. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were none.

VII. ADOPTION OF MINUTES – September 2, 2020

Commissioner Gallagher made a motion to approve the adoption of the September 2, 2020 minutes, Commissioner Solomon seconded the motion. All were in favor and the motion passed.

VIII. OLD BUSINESS

Town of Bluffton Attorney LaBruce (Town Attorney), outlined the process for conducting the meeting to help keep order and to keep a clear record.

Town Attorney indicated that the Applicant requested the review of 71 Calhoun Street buildings be limited to the motion made at the last meeting (August 5). He reminded the HPC that no vote was taken at last meeting and suggested that presentations be presented as the HPC believes necessary but suggested that Town Staff and the Applicant present information they believe is pertinent. He discussed the criteria for the review indicated that the Unified Development Ordinance (UDO) Certificate of Appropriateness (COFA) criteria must applied, including 3.18.3.B (Old Town Master Plan consistency), as well as consistency with the surrounding area. He ended by indicating that he would prepare a draft motion to assist the HPC.

Chairman Trimbur asked Committee if there were any questions regarding the various elements discussed. There were none.

Beginning at 6:15 p.m., public comments submitted prior to the meeting were read verbatim by Town Staff (Katie Peterson and Darby McLain) and are incorporated into these minutes (See Attachment).

At 6:37 p.m., Chairman Trimbur asked how many comments remained. Staff McLain indicated 10. The remainder of the comments were read and finished at 6:50 p.m.

Chairman Trimbur asked if comments would become part of the minutes. Town Attorney indicated that they would be incorporated into the record.

- A. Certificate of Appropriateness:** A request by Court Atkins Group, on behalf of the Owner, Cunningham, LLC, for approval of a Certificate of Appropriateness to allow the construction of a new mixed-use building of approximately 7,734 SF located at the northeastern corner of Bridge Street and Calhoun Street, Building 2 in the 71 Calhoun Street development, in the Old Town Bluffton Historic District and zoned Neighborhood Center – HD. (COFA-12-19-013784)(Staff – Heather Colin)

Heather Colin, Town of Bluffton Director of Growth Management (Colin), presented the information to the Commission, which is incorporated into these minutes. She indicated that she may be assisted by Town staff. She noted that there are three separate applications but that they must be discussed together and that there would be three separate motions.

The presentation was completed at 7:19 p.m.

Colin asked if there were any questions.

Chairman Trimbur asked for the August 5 motion to be shown. He asked which conditions had been addressed. Colin went through each condition.

Chairman Trimbur asked if a motion should be made for each issue as there was a lot of information. He asked the Town Attorney how it should be addressed. Town Attorney suggested that each determination and deviation should be evaluated.

Commissioner Gallagher wants clarification as to why the building is still objectionable to staff when the building appears to within the bounds of the UDO. Asked staff to explain. Colin indicated that in relation to the UDO requirements, scale is still a concern. All review criteria must be reviewed in their totality.

Chairman Trimbur asked if the Applicant should begin his presentation. The Town Attorney responded yes and explained a process that could be followed.

The Applicant, James Atkins, asked if the slide with the motion from August 5 could be shown. He explained the background and that this was the third final review. Most of the conversations revolved around mass and scale. Since the last review (August 5), ridge height was reduced. Ten (10) feet of height was removed from the building. Atkins stated that it is nearly the same square footage and width at Moonlit Lullaby building and similar in height to new buildings on Church Street. He felt that density needed to be addressed and mentioned that those buildings are similar in size but on smaller lots. Mass and scale were further reduced through various compositional approaches. It was indicated that about 30% of building is 2.5 stories. Also, he mentioned that Fripp House is a taller builder.

Chairman Trimbur asked Colin to show the building perspectives.

Atkins continued and indicated that he believed all comments have been addressed. If a greater shopfront is a concern, ground floor shutters on Bridge Street could become windows.

Chairman Trimbur asked if there anything Atkins wanted to show with the perspectives displayed. Atkins stated that the building fits into the context of Calhoun Street. Chairman Trimbur asked if there were any other perspectives that should be shown. Atkins stated that this corner (Calhoun and Bridge Street) is a Gateway into Calhoun Street. Bridge Street is a dividing line. Feels that the building is respectful of the area to the south of the property.

Chairman Trimbur asked Atkins to explain how the mass was broken up by the design and referred to the UDO requirement that structure not be under one massive roof. Atkins responded that more glazing and columns were provided.

Atkins showed how the building transitions to the "more residential" character of Bridge Street to transition to proposed Building 3 and stated that 40-50% of the building is 2.5 stories and that the rest is two (2) stories. He asked for the Commission to consider the exceptions, including a 9-foot deviation in fence height for the hood vent. He stated that he believes that height, scale and mass have been addressed and further stated that the buildings have been reduced by 10%. He added that detailing has been added to fit into context and scale and said that there are only a few examples of Main Street buildings in Old Town. He added that this project took its cue from those buildings.

Matt Cunningham, Owner and Applicant, requested to speak. Chairman Trimbur asked if it was appropriate. Town Attorney said it was the Commission's discretion.

Cunningham asked Colin to show the slide with the motion from August 5. He mentioned a letter that was provided from Town Staff regarding the August 5 motion and noted that changes had been made based on that letter. He said he believes that the project meets the requirements and it seems as if Town Staff agreed except for mass and scale. He recognized that Town Staff and his design team may see differently on mass and scale and stated that the meeting was "between the HPC and the application." He believed that additional conversation was confusing and requested to go through the motion to see how the resubmittal addressed the motion made on August 5.

Town Attorney said that questions of Applicant could be asked. Discussed the process again as how to proceed.

Colin said that she had the motion from the August 5 meeting, as well as the deviations slide if they needed to be viewed.

Commissioner Solomon asked about a staff comment regarding mass and scale. Regarding the articulation, it seems that there is nothing left for the Applicant to provide. Colin responded that she couldn't say exactly what details should be altered regarding articulation but that the building is out of scale with its surroundings.

Commissioner Gallagher asked to see the perspective of Calhoun Street that includes the Moonlit Lullaby building.

Commissioner Guenther stated that the Calhoun Street side looks good, and that the Bridge Street side is where the zoning district changes, which may be the reason for the comment.

Chairman Trimbur asked if the mural would be permitted. Staff Colin indicated that if it did not contain commercial speech, which would make it a sign, it would be permitted.

Commissioner Gallagher stated that she saw a proposal that has responded to everything that was asked. It seemed to be in scale, and she said she felt that the height is in scale, as it meets strict requirements of the UDO. The Old Town Master Plan shows that two very large buildings are shown. She expressed that she did not understand how this is not in keeping with Old Town Master Plan and stated that she felt that public comments are based on earlier iterations. She believes that that Building 2 meets the requirements of the discussion from the last HPC meeting and suggested that, perhaps, the Master Plan should be revisited.

Commissioner Solomon supported Commissioner Gallagher's comments and expressed that the larger buildings are appropriate for this lot.

Commissioner Guenther agreed with Solomon and Gallagher. He stated that it may be difficult to accept because three buildings are proposed to come online at the same time. He noted that he does not have any issue with the percentage storefront provided and the added shutter.

Commissioner McNeil indicated that she had nothing to add at this time.

Chairman Trimbur asked to see the North perspective. He said his original sense was that the building was too large; the perspective suggests that previous concerns were addressed.

Commissioner Guenther said that previous concerns have been addressed and that the Applicant has achieved what was requested. He added that in the Master Plan, Principle 2 indicates that fostering connectivity is desirable, which the design shows. He added that the project feels like an extension of Promenade.

Commissioner Gallagher said she hoped that landscaping will be of a size that is somewhat mature.

Commissioner Solomon asked about the live oak and how that would be addressed. Atkins indicated the process for protection of the tree. Commissioner Gallagher asked to include on-going protection. Atkins explained the proposed protection and other measures that would be taken, like wheel stops.

Chairman Trimbur asked the Town Attorney for assistance with making a motion. Town Attorney said he had a draft motion but needed clarification on items and went over them with the Commission.

Staff and Applicant had no additional comments.

Town Attorney went through the conditions from the staff report and identified those he thought the Commission no longer had an issue with and those that are standard conditions. Gallagher said the standard items seemed innocuous.

Town Attorney mentioned that the deviations still needed to be addressed by the HPC and identified them, including the screening fence height of the vent hood and the percentage of colonnade on Calhoun Street.

Commissioner Guenther said the second story porch is appropriate in place of the colonnade requirement.

Town Attorney went over the remainder of the items that needed a determination or a deviation.

Commissioner Solomon asked if the UDO seemed to want more building frontage. Colin stated that this was related to the transparency.

Town Attorney indicated that he would email a draft motion for the Commission to review.

Commissioner Guenther asked about the suggestion of the rafter tails. Atkins said that he could accommodate this request and the chamfered corners. Commissioner Gallagher supported the use of exposed rafter tails.

Commissioner Gallagher mentioned that the building is modern and that trim at the base and capitols is not needed.

Commissioner Solomon asked if a fence taller than nine (9) feet been permitted in the past.

Town Attorney said Staff and Applicant have a chance to speak despite the draft motion.

Some commissioners indicated that they did not receive the email sent by the Town Attorney. Commissioners O'Neil and Solomon did not receive as Town Attorney did not have their email addresses.

Chairman Trimbur asked if staff or the Applicant had additional comments. Staff had none. The Applicant had no additional comments and added that he believed that previous comments were addressed with care.

Commissioner Gallagher made a motion to approve the COFA for Building 2 at 71 Calhoun Street, subject to and conditioned upon staff administrative review and the Applicant's full compliance with the following conditions:

1. That the Applicant provide a revised Landscape Plan that adequately addresses the preservation of the live oak on the site, including a "root preservation system."
2. That the Applicant complies with conditions 5, 6, 7, 8, 9(b), 9(c), 10 and 11, as set forth in Page 17 and Page 18 of the Staff Report, as well as additional conditions 1, 2 and 3 as set forth on Page 18 of the Staff Report.

Commissioner Gallagher also moved that massing and scale of proposed Building 2 was consistent with the Town of Bluffton UDO, and that the proposed project was consistent with the principles set forth in the Old Town Master Plan as the subject property is identified for redevelopment. Further, that massing and scale were consistent with other two and one-half story buildings within Old Town.

Commissioner Gallagher further moved that:

1. The service yard fence be permitted to exceed the maximum allowed height of six (6) feet required by the UDO so that the vent hood may be adequately screened; however, fence height shall not exceed nine (9) feet;
2. The percentage of colonnade provided on the Calhoun Street elevation, 59%, is an appropriate reduction from the 75%-100% UDO requirements as requiring strict compliance with the colonnade requirement will impact both massing and scale. The second-story bracketed porch and the gable and shed roofs meet the intent and purpose of this requirement;
3. The proposed 70% building frontage for an 86.7-foot-wide lot on Calhoun Street is appropriate although it is less than what is required by the UDO for a Main Street Building in the NCE-HD district;
4. The proposed 82% building for an 88.1-foot-wide lot on Bridge Street is appropriate although it is less than what is required by the UDO for a Main Street Building in the NCE-HD district; and,
5. The 42% transparency provided for the Bridge Street elevation is appropriate, as this allows a transition to more residential detailing.

Commissioner Solomon seconded the motion. All voted in favor of the motion and it passed.

- B. Certificate of Appropriateness:** A request by Court Atkins Group, on behalf of the Owner, Cunningham, LLC, for approval of a Certificate of Appropriateness to allow the construction of a new mixed-use building of approximately 7,625 SF located on Bridge Street, Building 3 in the 71 Calhoun Street development, in the Old Town Bluffton Historic District and zoned Neighborhood Center – HD. (COFA-12-19-0138785)(Staff –Heather Colin)

Heather Colin presented the information to the Commission, which is incorporated into these minutes. The motion from the August 5 meeting was displayed and how each item was addressed was identified.

The Applicant, James Atkins, provided an overview and explained what changes were made to the structure from the previous elevation. He stated that there is a significant landscape buffer next to the building and the Heyward House. He discussed the view of the building from the Town park and showed that balconies were added, an improved street front was created, and the service yard was reduced. The eastern buffer between the Heyward House was discussed in some detail. The site plan and photos were shown.

Staff Colin had no additional comments.

Atkins had no additional comments.

Commissioner Guenther stated that the parking lot side (rear elevation) was improved. In regard to the storefront on Bridge Street, the percentage provided by the Applicant was appropriate to allow for a transition from Calhoun Street to the Heyward House.

Commissioner Solomon agreed that the rear elevation is better.

Commissioner Gallagher agreed with the changes to the rear elevation and noted that comments had been addressed.

Commissioner O'Neill agreed with the comments and noted that it was much improved.

Chairman Trimbur said he appreciated the transition as the building approached the Heyward House.

Chairman Guenther said the portion closest to the Heyward House has the most step-down in height.

Commissioner Gallagher added that details at the column base and capitols were not necessary, since it was a modern building.

Town Attorney stated that a draft motion would be similar to the process that occurred for Building 2 and read a possible motion. Prior to emailing the draft motion to the Commission for their consideration, he asked if there should be any changes.

Commissioner Guenther made a motion to approve the COFA for Building 3 at 71 Calhoun Street, subject to and conditioned upon staff administrative review and the Applicant's full compliance with the following conditions:

1. That the Applicant complies with conditions 1 through 5, as set forth on Page 15 and Page 16 of the Staff Report, as well as conditions 1, 2 and 3 as set forth on Page 18 of the Staff Report.

Commissioner Guenther also moved that massing and scale of proposed Building 3 is consistent with the Town of Bluffton UDO, and that the proposed project is consistent with the principles set forth in the Old Town Master Plan as the subject property is identified for redevelopment. Further, massing and scale are consistent with other 2½ story buildings within Old Town.

It was further moved that:

1. Given that Bridge Street is a secondary street, the 53% transparency provided for Building 3 is appropriate, despite the minimum 75% transparency standard required by the UDO, as this allows a transition to more residential detailing.
2. That the proposed 84% building frontage is appropriate for a 95-foot wide lot on Bridge Street as it within the acceptable percentage for a Main Street Building per the UDO despite that the lot width exceeds the permissible width for a Main Street Building within the NCE-HD zoning district.

Commissioner Gallagher seconded the motion. All were in favor and the motion passed.

Prior to the discussion of Building 1, it was noted by the Town Attorney that a motion was necessary to allow the meeting to go past 9:30.

Commissioner O'Neill made the motion to approve. Commissioner Solomon seconded. All were in favor and the motion passed.

- C. Certificate of Appropriateness:** A request by Court Atkins Group, on behalf of the Owner, Cunningham, LLC, for approval of a Certificate of Appropriateness to allow the construction of a new mixed-use building of

approximately 7,500 SF located at the southeastern corner of Green Street and Calhoun Street, Building 1 in the 71 Calhoun Street development, in the Old Town Bluffton Historic District and zoned Neighborhood Center – HD. (COFA-10-19-013647)(Staff – Heather Colin)

Town staff, Heather Colin, presented the information to the Commission, which is incorporated into these minutes. The motion from the August 5 meeting was shown and how each condition was addressed was discussed.

The Applicant, James Atkins, provided highlights of the changes: the height of the center gable was lowered; the building will read like a two-story building, which caused some other changes; there is more transparency on Calhoun Street with expanded windows; and, on Green Street the windows were expanded to give the appearance of a shopfront window. He mentioned that the balcony addition would provide continuity with Building 3.

Chairman Trimbur asked about the articulation on the Calhoun Street frontage. Commissioner Gallagher stated that she believed that it was satisfactory.

Commissioner Gallagher mentioned she felt the windows on the North Elevation, which are “Chicago” windows are not appropriate and suggested that they be modified to appear as three double-hung windows. Atkins stated that it could be changed.

Commissioner Guenther agreed with window comment and noted that the Calhoun elevation is adequately articulated. He stated that he liked the consistency of the rear elevation with Building 3.

Town Attorney provided a proposed motion similar as to how Buildings 2 and 3 were addressed. He provided an overview of the motion and emailed motion to the Commission after asking if there were any changes.

Commissioner Guenther asked if the window changed, could it be approved at staff level. Colin indicated it is at the discretion of the Commission.

Atkins said he would be happy to change the window on the Northern Elevation.

No other comments were provided by the Commission.

Commissioner Guenther made a motion to approve the COFA for Building 1 at 71 Calhoun Street, subject to and conditioned upon staff administrative review and the Applicant’s full compliance with the following conditions:

1. That the Applicant complies with conditions 3 through 6, as set forth on Page 15 and Page 16 of the Staff Report, as well as conditions 1, 2 and 3 as set forth on Page 17 of the Staff Report.
2. That the "Chicago" style window on the north elevation be revised to three double-hung windows.

Commissioner Guenther also moved that massing and scale of proposed Building 1 is consistent with the Town of Bluffton UDO, and that the proposed project is consistent with the principles set forth in the Old Town Master Plan as the subject property is identified for redevelopment. Further, massing and scale are consistent with other 2½ story buildings within Old Town.

It was further moved that:

1. Given that Green Street is a secondary street, the transition from 80% transparency on the Calhoun Street elevation to 29% on the Green Street elevation is appropriate despite the minimum 75% transparency standard required by the UDO.
2. That the proposed 83% building frontage is appropriate for a 95-foot wide lot on Calhoun Street as it within the acceptable percentage for a Main Street Building per the UDO despite that the lot width exceeds the permissible width for a Main Street Building within the NCE-HD zoning district.

Commissioner Gallagher seconded the motion. All were in favor and the motion passed.

Chairman Trimbur thanked staff for their work on the 71 Calhoun project.

Matt Cunningham, owner, thanked the Commission and staff for their work.

IX. DISCUSSION

There was no discussion on other matters.

X. ADJOURNMENT

Commissioner Gallagher made a motion to adjourn the September 24, 2020 Historic Preservation Commission meeting, Commissioner Guenther seconded. All were in favor and the meeting was adjourned at 10:08 p.m.

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	September 24, 2020
PROJECT:	71 Calhoun Street, Building 1– New Construction: Mixed-Use
APPLICANT:	Court Atkins Group
PROJECT MANAGER:	Heather L. Colin, Director of Growth Management

APPLICATION REQUEST: The Applicant, Court Atkins Group on behalf of Cunningham, LLC, requests that the Historic Preservation Commission approve the following application:

1. **COFA-10-19-013647.** A Certificate of Appropriateness to construct a new mixed-use building of approximately 7,500 sf located at the southeastern corner of Calhoun Street and Green Street in the Old Town Bluffton Historic District and zoned Neighborhood Center – Historic District (NCE – HD).

Note: This application was continued from the August 5, 2020 Historic Preservation Commission (HPC). The reason for the continuation is explained in the background section of this report.

BACKGROUND: The building, “Building 1,” which is subject to this application, is one of three buildings being proposed at the lot currently addressed 71 Calhoun Street and identified by parcel number R610 039 00A 0099 0000. As provided in Unified Development Ordinance (UDO) Sec. 4.2.11, the purpose and intent of the NCE-HD District is:

A. “The NCE-HD district is the historic center of shops, residences, and workplaces in the Old Town Bluffton Historic District. *The zone has been created to protect the historic and eclectic character of the area* [emphasis added].

B. The continued reuse of historic structures will help to create a complete mixed-use environment and *careful infill development that will respect the existing buildings with regards to building placement, massing and scale* [emphasis added]. The NCE-HD district is a place

where the greatest range of traditional building types are expected and encouraged.”

As required by Article 3 of the UDO, a Development Plan is required for the overall site development, as well as a Certificate of Appropriateness-HD (COFA) for the architecture. The Development Plan (DP-11-17-011473) was approved based on a previous submission to address site planning including, but not limited to landscaping, drainage, parking, and circulation. An amended Development Plan has been submitted and is currently under review. In addition to a COFA for each building and the amended Development Plan, a Subdivision is required as within the -HD zoning districts as only one primary structure is permitted per lot.

On November 18, 2019, Building 1 was reviewed by the Historic Preservation Review Committee (HPRC) and comments were provided to the Applicant. The Applicant made revisions and resubmitted a new conceptual application.

On January 13, 2020, the HPRC reviewed the revised conceptual application, along with conceptual applications for the other two buildings. Again, the Applicant revised the plans and submitted Final COFA applications for each building. As the changes were expansive, the UDO Administrator determined the applications must be brought back before the HPRC for review prior to being heard by the full Historic Preservation Commission. The comments focused on the mass and scale of the buildings, as well as architectural details that needed to be readdressed to be compatible with the Old Town Master Plan and the UDO.

On May 4, 2020, the HPRC reviewed the final applications for the three COFA applications for the construction of three, two and one-half (2.5) story buildings of approximately 8,000 sf each on the property identified by tax map number R610 039 00A 0099 0000 (COFA-10-19-013647, COFA-12-19-013784, COFA-12-19-013785). After a lengthy discussion by Staff and the HPRC, the Applicant requested the applications be brought before the full HPC as a workshop item to help provide direction on the design of the buildings prior to formal review.

On June 10, 2020 at a Special Meeting of the HPC, the applications for all three buildings were discussed. Discussion centered primarily on the massing and scale of the structures in relation to the surrounding historic and residential structures.

On August 5, 2020, the HPC reviewed the COFA applications for all three buildings, all of which were continued to address comments provided by the HPC and Town Staff. With regards to Building 1, the HPC had the following comments: 1) Increase building transparency to a minimum of 75% along Calhoun Street; 2) Reduce the mass and scale of the building to make it more proportional with Buildings 2 and 3; and, 3) address all other comments identified in the Staff report. Other adjustments have been identified and a complete review of the plans has been conducted for compliance to the review criteria.

In response to the HPC, the Applicant provided a Narrative (Attachment 3) to explain how they have addressed the conditions, including additional modifications made (the

Narrative does not address all modifications on the resubmitted plans); revised building plans/elevations (Attachment 6); revised development/landscape plan (Attachment 7); and, revised building perspectives (Attachment 8).

INTRODUCTION: The Applicant proposes to construct a mixed-use building at the southeast corner of Calhoun and Green Streets. The property is in the Old Town Bluffton Historic District, a local historic district, a portion of which is also a National Register Historic District (NRHD). The adjacent property to the east (the Heyward House and outbuildings) and the properties directly across Calhoun Street are located in the NRHD. Heyward House is a contributing structure to both historic districts.

The proposed building is intended for mixed-use (ground floor commercial with residential above) and is approximately 7,500 total square feet (sf), with a ground floor building footprint of 3,350 sf. Initially, an 8,000 sf building was proposed with a 3,475 sf footprint (a reduction of 500 sf and 125 sf, respectively). The current proposed square footages are consistent with the plan reviewed by HPC on August 5, 2020.

Proposed Building 1 is a 2.5-story structure with the majority of its mass located under a side-facing gable with three front projections perpendicular to the ridgeline on the Calhoun Street/West elevation. The central projection, a forward-facing gable which includes the half-story, and is the tallest point of the structure at 35 feet (the ridge of the side-facing gable is 32'2"). The projections on either side of the central gable utilize shed roofs to cover second story balconies over first floor colonnades. There is a small gabled projection from the northern elevation which introduces a smaller mass and lower roofline.

The proposed building attempts to reflect the vernacular characteristics of Bluffton by integrating a variety of typical architectural forms and features such as gable and shed roofs, residential balconies over first floor colonnades and traditional fenestration patterns. The building incorporates materials used throughout Old Town Bluffton Historic District, including metal roofs, horizontal hardi-siding, operable shutters, hardi-shingle and brick columns.

Modifications not identified in the Narrative include: 1) a change from a double door with an overhang to a single door without an overhang in the upper floor rear elevation; 2) the enlargement of a shutter under the eave of the south elevation; 3) a change from a double window in the upper floor front elevation to a single window; and, 4) all ground floor windows along the front elevation have changed from two over two to one over one double-hung windows.

REVIEW CRITERIA & ANALYSIS: UDO Section 3.18.(Certificate of Appropriateness – Historic District) describes the procedures and standards to facilitate the review of new construction within the Old Town Bluffton Historic District. The objectives in UDO Sec. 3.18.1 (Intent), in addition to the applicable review criteria in Sec. 3.18.3 (Application Review Criteria) must be considered by Town Staff and the Historic

Preservation Commission. Findings are based on a review of the most recent plans provided by the Applicant dated August 17, 2020.

I. **3.18.1 Intent**

- A. Maintenance of education, cultural and general welfare of the public through preservation, protection and enhancement of the old, historic, and/or architecturally significant structures and areas in the Old Town Bluffton Historic District.
- B. Maintenance of historic structures as visible reminders of the history and cultural heritage of the Town of Bluffton as well as the Lowcountry region in accordance with the standards set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and
- C. *Ensure that proposed activities foster the development of quality and innovative designs that respect and complement the **eclectic** character of the Old Town Bluffton Historic District [emphasis added].*

II. **3.18.3 Application Review Criteria**

The following criteria must be considered by the HPC in assessing an application for a COFA – HD. Town Staff has reviewed the Application and provided the following findings.

A. **Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.**

As noted in the Master Plan "The Town strives to achieve economic vitality through development and redevelopment while ensuring that Bluffton's community character and historical heritage are preserved. Given recent growth and development pressures in the Town and region, the Old Town Master Plan is intended to provide a blueprint for future infill development in Old Town that reflects the eclectic character of the area and a sustainable pattern of settlement." The Master Plan further states that it is a guide for the "long-term evolution" of Old Town Bluffton.

Key sections from the Old Town Master Plan are provided below, followed by findings relative to Building 1, which are supported by analysis provided further in this report.

1. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as **important to add to the built environment in a way that makes Old Town more complete** [emphasis added]."

2. **"The natural and physical characteristics of Old Town are what make Bluffton special.** Residents treasure the quality of life and community character of everyday life in Old Town. As Old Town continues to grow and evolve, it is **crucial to preserve and protect the legacy that so many Blufftonians treasure.** What the Town does now will [a]ffect generations of Bluffton residents for years to come [emphasis added]."
3. To nurture memorable streets, "Every street in Old Town is important. Within the network of streets, **there are certain streets that should be showcased, protected, and thought about with even more care. These streets include Calhoun Street,** Boundary Street, May River Road, Bridge Street, Wharf Street, and Pritchard Street. Each street is identified as a signature connection within Old Town. These streets should receive priority in regards to investment and a careful examination of the rules [emphasis added]."
4. The Old Town Master Plan initiatives led to the adoption of a form-based code. **A form-based code prioritizes building form and its relationship to the public realm and nearby buildings through mass, scale and high-quality, human-scale materials.** Adherence to the standards in Article 5 of the UDO helps to ensure that new development will be harmonious with existing development and development patterns within Old Town Bluffton Historic District [emphasis added].
5. "Your trees, your river, and the character of your town, given off by your beautiful historic buildings and the new ones that relate to them, is actually the franchise - the key to your economy. Your environment is your economy. **Decisions made now, and in the future, should be driven by preservation and protection.** It is good for maintaining the community character and quality of life that makes Old Town what it is today, and it contributes to the economic success and stability of the Town [emphasis added]."

Findings. By utilizing materials and fenestration drawn from the Bluffton vernacular, the building is designed to be sympathetic to the architectural character of neighboring structures, including nearby Heyward House and its outbuildings. Its addition to the architectural diorama of Old Town will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

However, to ensure "completeness," the building's design, especially its mass and scale, must be guided by its surroundings in addition to the standards for the NCE-HD zoning district. Although the building design introduces the smaller distinct masses with separate rooflines, the massing and scale of the structure, together with the height of the

building at the central front-facing gable, is greater than other buildings in the vicinity.

To comply with the Old Town Master Plan, it is critical that general principles of urban design (particularly massing, scale and height) are contextually appropriate, even if the standards for district and building type may be more permissive. A form-base code emphasizes the relationship between a building and its surroundings, which vary by street and even street sections. While new development is desired and good for the Town and its residents, it must be integrated into the Old Town Bluffton's existing development fabric rather than stand apart from it. While the mass and scale of Building 1 is proportionate to the proposed Buildings 2 and 3 (reviewed as separate COFAs), it continues to be imposing as presently designed rather than harmonious with its surroundings. Approval of Building 1, as proposed, could be precedent-setting and could encourage similar unharmonious development in Old Town.

B. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

As indicated in UDO Sec. 5.15.1 (Old Town Bluffton Historic District Intent), the Old Town Bluffton Master Plan (Master Plan) is intended to provide guidance for infill development based on "basic urban design and policy principles." The UDO reflects the Master Plan and is intended to set forth a framework for future development. It is not intended to discourage creativity or force the replication of historic models.

Compliance with Sec. 5.15.5 (General Standards) and Sec. 5.15.6 (Architectural Standards) is required for a COFA-HD application, and it is the charge of the HPC to assess the interpretation of the applicable standards of these sections as they pertain to this COFA-HD application. Sec. 5.15.5 (General Standards) includes the dimensional requirements for each permitted building type within each of the five Old Town Bluffton Historic District zoning districts. Additionally, this section includes general standards that apply to all building types regardless of zoning district, which includes but is not limited to height, mass and scale.

The Applicant's Narrative indicates that Building 1 is an "Additional Building Type with a Main Street Building Typology." As shown in the below table, Building 1 is consistent with the characteristics of a Main Street Building Type.

Main Street Building Characteristics	
UDO Sec. 5.15.8.A.	Building 1 as Proposed
General: Detached Mixed Use Building	Detached Mixed Use
Size Range: 2,000 – 8,000 sf	7,500 sf <i>(Initial Submission: 8,000 sf)</i>

Maximum Footprint (not including porches): 3,500 sf	3,350 sf (Initial Submission: 3,500 sf)
Height: 2 – 3 stories	2.5 stories
Note/Other <ul style="list-style-type: none"> • A shopfront building • Retail/office space on ground floor • Office/living space on upper levels • Must have an arcade, colonnade, marquee or awning along the front façade (arcades, colonnades are preferred) 	<ul style="list-style-type: none"> • Designed as shopfront • Ground floor retail proposed • Upper story residential proposed • Colonnade on Calhoun St elevation

1. Sec. 5.15.5.B (General Standards, Lot/Dimensional Requirements of the Neighborhood Center Historic District)

As stated in the introduction paragraph to Sec. 5.15.5, “[t]he existing or proposed building type shall determine the applicable lot standards.” The Applicant proposes use of certain dimensional requirements (specifically, lot width and building frontage) that are intended for Additional Building Types, thus the Applicant’s designation of the building as an “Additional Building Type with a Main Street Building Typology.” A comparison of the required Additional Building Type standards and those proposed for Building 1 are provided in the below table.

Additional Building Type Lot/Dimensional Standards for the NCE-HD District		
UDO Sec. 5.15.8.B.		
Standard	Required	Building 1 as Proposed
Front Build-to Zone	0 - 25’ ft	9-11 ft
Lot Width	30 – 100 ft	95 ft
Frontage Requirement	Determined by UDO Administrator	±83% 79 ft long bldg / 95 ft wide lot
Rear Setback (from rear property line)	25 ft	25 feet provided
Side Setback (from side property line)	5 ft	8 ft both side yards
Height (in stories)	1– 2.5	2.5

Findings. The Plan shows compliance with the lot and dimensional requirements for the Additional Building Type; however, the HPC should determine if the proposed building frontage is acceptable.

2. Sec. 5.15.5.F (General Standards)

Certain fundamental urban design principles, as indicated in Sec. 5.15.5.F. are required regardless of building type. These principles serve as the foundation for the lot and building dimensional standards required for the various building types within each of Old Town Bluffton's zoning districts. In that respect, the principles and dimensional standards must be considered in conjunction with each other. Except for the following, compliance with the principles has been shown:

i. Height.

Per 5.15.5.F.1.a., building heights **and widths** shall be visually similar to those in the neighboring vicinity [emphasis added].

The building remains at 2.5 stories, although the Applicant revised the building height of the front-facing gable since the last HPC meeting. Previously, the ridge height was 38 ft for this gable; it is now 35 feet. The ridge height of the side-facing gable has not changed and remains 32'2". The width of the building decreased six (6) inches from 80 ft to 79'4". The width of the area underneath the cross gable is 21'4" (which also has not changed).

Heights within the neighboring vicinity are 1-2 stories, which is typical of Old Town Bluffton south of May River Road. The tallest building in closest proximity is 55 Bridge Street (Moonlit Lullaby), a mixed-used building at the southeast corner of Calhoun and Bridge Streets that is 33'9" feet at the ridge. Along its Bridge Street frontage, this building is 50 ft wide; along the Calhoun Street frontage it is 30 ft wide.

Directly across from these buildings on Calhoun Street is Seven Oaks, a historic building that is two (2) stories in height (height in feet is not known) and ±54 feet in length. The May River Montessori School at the northwest corner of Bridge and Calhoun Streets is 1-2 stories; along Calhoun Street, the front façade is modulated to break up the expanse of the length (±85 feet) into smaller components. Although the school was developed before the adoption of the UDO, it must be noted that civic and religious buildings are their own building types and have specific design requirements per UDO Secs. 5.5.15.N. and O. and are not necessarily the most appropriate comparison with regards to height, mass and scale as these buildings are intended to be "monumental" and "should enhance the public realm, rather than take away from it." Because of their unique character, review is done on a case-by-case basis with an emphasis on placement, scale/height and materials/details.

A 1960s one-story single- family home and two-story carriage house at 57 Calhoun Street are located across Green Street, and the two-story Heyward House and two one-story outbuildings are located on the adjacent lot to the east.

In the Narrative, the Applicant states that the building height was reduced and that the proposed height is similar with other buildings in the NCE-HD district. The Fripp-Lowden House, a contributing structure built c. 1834, at 48 Bridge Street is cited as a tall building, which is three (3) stories; however, this building height is nonconforming to the NCE-HD district and is an anomaly for the area south of May River Road. Also, the mass of the house is not imposing as it sets back from the street.

Heights and building widths for other selected mixed-used buildings within the NCE-HD district, and for the building housing Moonlit Lullaby, include the following:

Address & Name	Height (Stories)	Building Width (Lot Width)	Year Built
71 Calhoun St Proposed Bldg 1	2.5	79.4 ft (95 ft)	Proposed
55 Bridge Moonlit Lullaby	2	50 ft (Bridge) (±207 ft) 30 ft (Calhoun) (78 ft)	2019
20 Calhoun St Planter's Mercantile	2	±45 ft (±87 ft)	1890
40 Calhoun St Stonewall Cottage	2	±38 ft (± 106 ft) [1]	2008
55 Calhoun St The Pearl	2	49 ft (± 82 ft)	2005
14 Church St	2.5	44 ft (±60 ft)	2020
16 Church Street	2.5	44 ft (±65 ft)	Not yet constructed

[1] Four primary buildings share the same lot; two have shared building frontage on Calhoun Street.

For an additional comparison with other buildings, Attachment 9 provides the height and square footage of other buildings in the vicinity.

Finding. At 2.5 stories, Building 1 would be the taller than all buildings on adjacent blocks, and many non-civic or religious buildings within Old Town Bluffton south of May River Road. Its building width is also proposed to be longer than any other non-civic or religious building on Calhoun Street.

ii. Building Form, Massing and Scale

Sec. 5.15.5.F.2.a. indicates that building mass must have a simple composition of basic building forms that follow a clear hierarchy. Perceived height and mass of large buildings, as stated in Sec. 5.15.5.F.2.c., can be reduced by dividing the building into smaller scale components. Additionally, Sec. 5.15.5.F.2.d., states that simple offsets help to articulate the overall building massing to further reduce the perception of mass and scale.

At 7,500 sf, Building 1 would be one of the largest non-civic or religious buildings in Old Town Bluffton south of May River Road. The square footage and building footprints for other selected mixed-used buildings within the NCE-HD district, and for the building housing Moonlit Lullaby, include the following:

Address & Name of Existing or Proposed Buildings	Overall Square Footage (±)	Building Footprint Square Footage (±)
71 Calhoun St Bldg 1 (Proposed)	7,500 sf	3,350 sf
55 Bridge St Moonlit Lullaby	3,420 sf	1,710 sf
20 Calhoun St Planter's Mercantile	3,816 sf	2,156 sf
40 Calhoun St Stonewall Cottage (Bldg 1)	4,360 sf	2,315 sf
55 Calhoun St The Pearl	3,060 sf	2,124 sf
14 Church St	4,745 sf	1,892 sf
16 Church St	5,015 sf	1,892 sf

The nearest building similar in square footage to Building 1 is the May River Day Care at 60 Calhoun Street with 7,068 sf. A related school building at 62 Calhoun Street is 3,224 sf and has ±85 feet of building frontage along Calhoun Street. A modulated design breaks up the wall expanse into smaller components.

Finding. The mass and scale of the Building 1 suggests a building that would be more typical of a monumental building rather than a mixed-use building in the heart of Old Town Bluffton. Most of the mass of Building 1 is located underneath a side gable roof that is transected by a cross gable, which is just 21'4" of the 79'4" long building (or approximately 27% of the primary façade). The front wall under this gable projects roughly (2) feet forward of the

primary wall, providing minimal modulation along the expanse of the Calhoun Street facade. Other modulated wall sections along the northern and southern elevations are not substantial enough to reduce the overall mass, thus creating to a building that is out of scale with surrounding buildings. Additionally, the section of the front facade under the gable is distinguished from the adjacent bays on the first and second floors only by the use of brackets on both sides of the doorway instead of columns. The application of a clearer hierarchy and more substantial building components and offsets may help to change the perception of the building's mass and scale.

iii. Architectural Elements and Projections

Sec. 5.15.5.F.3.a. requires that buildings "incorporate interruptions and variety into the wall plane to create interest and variety at the streetscape while maintaining a consistent architectural style and connection to its surroundings. Examples include offsets, recessed entrances, arcades, awning and canopies, bay windows, roof overhangs, expression lines, shadow lines, porches and balconies."

Colonnades have been added to the primary facade and include second floor balconies. Bahama shutters are proposed for all elevations and two small balconies have been added to the rear elevation.

Finding: Improvements have been made since the initial submission, but some details architectural details require refinement, which are discussed in II.B.4.

3. Sec. 5.15.6 (Architectural Standards)

As stated in the introduction paragraph to Sec. 5.15.6, the primary goal of architectural standards is authenticity to "encourage Bluffton vernacular architecture and construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials." Town Staff has reviewed the revised plans for compliance with the applicable requirements for architectural standards. Except for the following applicable standards, compliance with Sec. 5.15.6 has been demonstrated:

i. Sec. 5.15.6.H. (Architectural Standards, Columns, Arches, Piers, Railings and Balustrades)

Findings:

- The brick piers could benefit from an articulated projecting base with capitol details.
- Porch and balcony posts could benefit from trim details at the base and cap.

- In order to be consistent with the open tailed rafters along the roofline, provide end cut profiles or corner chamfers instead of square cut timbers for the brackets.

ii. **Sec. 5.15.6.I. (Windows and Doors)**

Several window and door-related changes have occurred: 1) All ground floor windows have been changed from two-over-two to double-hung windows with the exception of the addition of a picture window on the Green Street elevation; 2) the single window under the 2.5-story gable on the Calhoun Street elevation was previously two windows; and, 3) the double door under the 2.5 story gable with a canopy on the rear elevation is now a single door without a canopy.

Findings:

- Provide cut sheets for all window types proposed to ensure compliance with this section.
- The ground floor picture window on the Green Street elevation should be three matching double-hung windows as the scale and proportion is visually incongruous with the building's fenestration.
- Provide a canopy with rafter tails over the door underneath the rear cross gable on the east elevation.
- Provide details for the vents or shutters underneath the side-facing gables.

iii. **Sec. 5.15.6.J. (Architectural Standards, Roofs and Gutters)**

Finding: If gutters are to be provided, only copper, galvanized steel or aluminum (14-18 gauge) material is permitted. Downspouts must match gutters in material and finish. If they are to be provided in the future, they would be reviewed through the Site Feature – HD process.

iv. **Sec. 5.15.6.L. (Architectural Standards, Opacity and Facades)**

Findings: Shopfront building facades, per Sec. 5.15.6.L., have specific design criteria:

"In order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces, the ground-floor along the building frontage shall have untinted transparent shopfront windows and/or doors covering no less than 75% of the wall area. Low emissivity glass with high visual light transmittance shall be permitted. Bottoms of the shopfront windows shall be between 1 and 3 feet above the sidewalk grade. Shopfronts shall remain unshuttered at night and shall provide clear views of interior spaces lit from within. Doors or entrances for public access shall be provided at

intervals no greater than 50 feet, unless otherwise approved by the UDO Administrator.”

As proposed, the placement from the sidewalk to the base of the windows, transparency of the glass, and door spacing meets the intent of this section. As previously proposed, windows and doors on the Calhoun elevation did not meet the 75% minimum wall area requirement. The Calhoun Street elevation has been adjusted to 80% opening of the wall area.

For the Green Street elevation, the Applicant indicates that additional glazing has been added to the corner at Calhoun and Green Streets which “result[s] in an additional building type.” The additional glazing is the expansion of the ground floor window and removal of the Bahama shutter. The transparency percentage for this elevation is 29%.

Because Green Street is a secondary street that is more residential in character, the UDO Administrator has determine that the 29% transparency provided by the windows and doors complies with Sec. 5.15.6.L.1., (i.e., each floor of any building façade facing a street must have transparent windows covering 20-70% of the wall area).

v. **Sec. 5.15.6.P. (Architectural Standards, Cornice, Soffit and Frieze)**

Finding: Provide rafter tails on lower level canopies to match the eaves on the building.

C. **Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.**

Finding. Previous building modifications (including the reduction of square footage from 8,000 sf to 7,500 sf) and the most recent modifications (including a reduction in height from 38 feet to 35 feet at ridge of the cross gable, addition of two small balconies on the rear elevation and the increase in glazing at the ground level on Calhoun and Green Streets) have not substantively altered the mass and scale of the building. At 2.5 stories and 79.4 feet in length, the mass and scale of Building 1 is inconsistent with other buildings within the immediate vicinity.

While the modifications have helped to mitigate the mass, Building 1 continues to exceed the mass and scale of other non-monumental buildings in the Historic District and does not comply with Sec. 5.15.5.F.2.c. and d. (General Standards, Building Form Massing and Scale). Specifically, the design should “[i]ncorporate elements that give the building perceptible

scale.” The incorporation of smaller scale components can reduce the perception of height and mass.

The NCE-HD district is where the greatest range of traditional building types are expected and encouraged. Based on non-compliance with this criterion, the mass and scale of the building must be reduced to be compatible with the surrounding built environment and neighboring buildings to maintain the character and integrity of the district. Non-monumental buildings of the size proposed could be precedent setting for this area of Old Town. The reduction of the building footprint in combination with compliance with the general and architectural standards could result in a more compatible building that is in keeping with the Old Town’s character.

- D. **Section 3.18.3.F.** The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

Finding. As new construction is proposed, alteration or removal of building features will not occur; however, its architectural and aesthetic features are in the public interest, which was manifested in the Old Town Bluffton Master Plan. As new construction is infill development, it must comply with the purpose and intent of the Neighborhood Center Historic District (Sec. 4.2.11.B), which states that the continued reuse of historic structures will help to create a complete mixed-use environment and that *careful infill development that will respect existing buildings with regards to building placement, massing and scale is both expected and encouraged* [emphasis added].

- E. **Section 3.18.3.H.** The application must comply with applicable requirements in the Applications Manual.

Finding. As the work proposed in the scope of this project exceeds the currently approved Development Plan, a decision on the Development Plan Amendment (DP-11-17-011473) will be forthcoming as the Development Plan could change based on the outcome of this COFA. A Development Plan must be approved in advance of this application’s final approval. Applicable elements of an approved COFA-HD must be shown on the Development Plan. Additionally, a Subdivision Plan reflecting the proposed lot lines must be submitted, reviewed and approved prior to issuance of this Certificate of Appropriateness-HD.

Signage is not included in this request; a Site Feature – HD permit is required for any proposed signage at this location.

STAFF RECOMMENDATION:

It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. The HPC has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the applicant.

The HPC motion from the August 5, 2020 meeting included the following: 1) Increase building transparency to a minimum of 75% along Calhoun Street; 2) Reduce the mass and scale of the building to make it more proportional with Buildings 2 and 3; and, 3) address all other comments identified in the Staff report.

1. The Calhoun Street elevation has been adjusted to increase transparency to 80%.
2. The mass and scale of Building 1 have not been substantially reduced but the square footage, building footprint and height could be considered proportionate to Buildings 2 and 3. However, all three buildings are disproportionate to the mass and scale of other buildings in the surrounding area. Building 2 is proposed to have 7,750 sf with a footprint of 3,500 sf and a maximum height of 35.9 feet. Building 3 is proposed to have 7,625 sf, a footprint of 3,285 sf and a maximum height of 33.9 feet. In comparison Building 1 is 7,500 sf with a footprint of 3,350 sf and a maximum height of 35 feet at the center gable.
3. Some comment, as further described in the review criteria have not been adequately addressed, such as changing the perception of the mass and scale of the building by reducing the footprint of the building and providing improved modulation to break up the expanse of the primary façade along Calhoun Street.

Additionally, for the application to be advanced, Town Staff has determined that the following items must be satisfactorily addressed.

1. Per Section 5.15.5.F.2.d General Standards, Building Form Massing and Scale, long unarticulated masses shall be avoided. As an example, simple offsets of the primary façade can articulate the overall building massing and help reduce the perception of mass and scale. This may also be met by reducing the overall height, footprint and size of the building, which may result in an additional building.
2. Per Section 4.2.11.B Neighborhood Center Historic District, the continued reuse of historic structures will help to create a complete mixed-use

environment and careful infill development that will respect the existing buildings with regards to building placement, massing and scale. The NCE-HD district is a place where the greatest range of traditional building types are expected and encouraged. Based on non-compliance with the criteria listed above, the mass and scale of the building must be reduced to be compatible with the surrounding built environment and neighboring buildings to maintain the character and integrity of the district. This could be met by simply reducing the overall height, footprint and size of the buildings, which may result in additional buildings.

3. Sec. 5.15.6.H.(Columns, Arches, Piers, Railings, Balustrades):

- a. The brick piers could benefit from an articulated projecting base with capitol details.
- b. The porch and balcony posts could benefit from trim details at the base and cap.
- c. Provide end cut profiles or corner chamfers instead of square cut timbers for the brackets

4. Sec. 5.15.6.I.(Windows and Doors):

- a. Provide cut sheets for all window types proposed to ensure compliance with this section.
- b. The ground floor picture window on the Green Street elevation should be three matching double-hung windows as the scale and proportion is visually incongruous with the building's fenestration.
- c. Provide a canopy with rafter tails over the door underneath the rear cross gable.

5. Sec. 5.15.6.J.(Roofs and Gutters):

If gutters are to be provided, only copper, galvanized steel or aluminum (14-18 gauge) material is permitted. Downspouts must match gutters in material and finish. If they are to be provided in the future, they would be reviewed through the Site Feature – HD process.

6. Sec. 5.15.6.P.(Cornice, Soffit and Frieze):

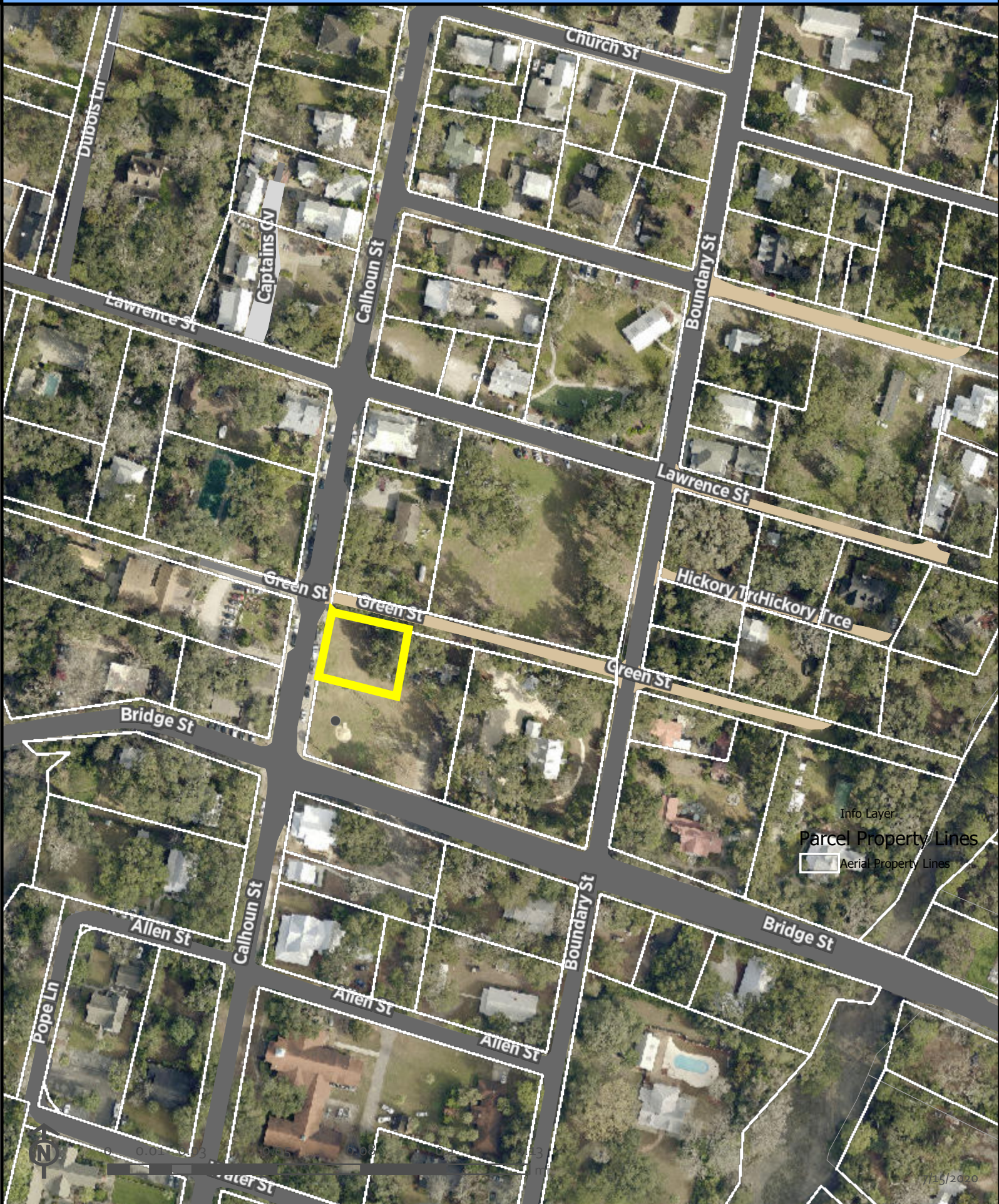
Provide rafter tails on lower level canopies to match the eaves on the building.

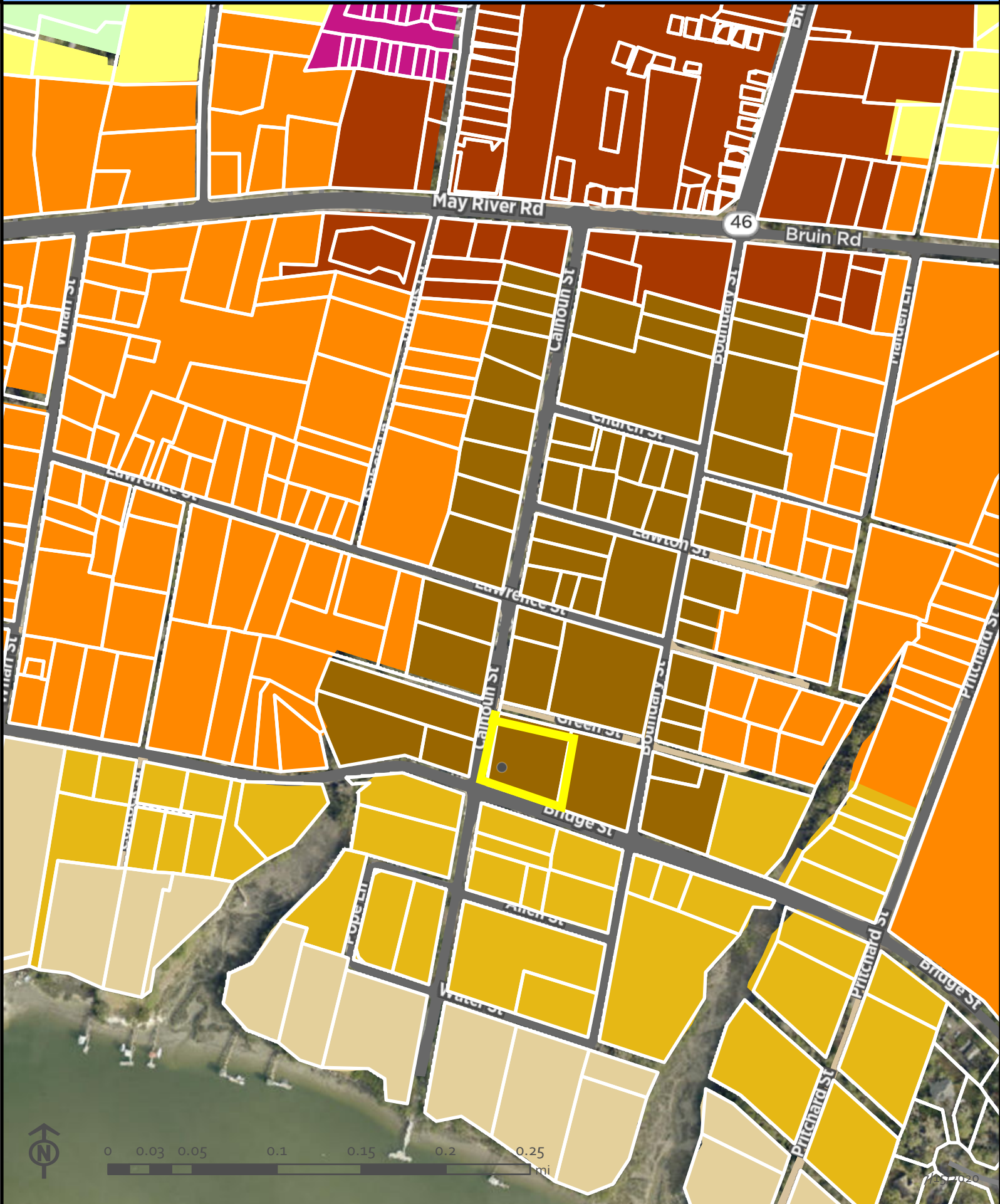
In addition to the above conditions specific to the COFA-HD, the following shall also be required prior to advancement of the application:

1. Per UDO Section 3.10, the Development Plan for the parcel that includes Buildings 1, 2 and 3 must be resubmitted and approved prior to the issuance of a COFA-HD for Building 1. The Development Plan shall be consistent with the approved COFA-HD and address all comments provided by the Development Review Committee.
2. Per UDO Section 3.11, a Subdivision Application must be submitted, reviewed, approved and recorded prior to the issuance of a COFA-HD for Building 1.
3. Per UDO Sec. 3.19, a Site Feature – HD permit is required for any proposed signage for the location of Building 1.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Project Narrative
4. Site Photos
5. Application
6. Site Plan & Elevations
7. Landscape Plans
8. Perspectives
9. Building Comparison Table
10. Comparison of Elevations







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August 17, 2020

Katie Peterson, Senior Planner
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Project: 71 Calhoun Street

Re: Project Summary Narrative

Please find the documents enclosed for this re-submission to the HPC for Final Review. The enclosed contains revised design documents based upon the HPC meeting on August 5, 2020. All three buildings have been revised based upon the specific feedback at the HPC meeting, which has resulted in additional reduction of mass and scale. The footprint and square footage have been modified slightly but generally have been maintained from the previous final HPC meeting, where action was tabled. Additional data points have been added to the building summaries below. Each building typology is outlined as:

Building 1 Summary:

District: Neighborhood Center Historic District (NCE-HD)
Use: Mixed-Use Commercial (Retail/Office) and Residential
Building Type: Additional Building Type with Main Street Building Typology
Height: 2 ½ stories
Front Build-to Zone: 0'-10'
Lot Width: 95'
Rear Setback: 25'
Side Setbacks: 5'
Square Footage:
3,350SF - 1st Floor
3,330 SF - 2nd Floor
820 SF - Loft
7,500 SF - Total:
Floor to Floor Heights:
First to Second – 12'-0"
Second to Loft – 10'-0"

Main Ridge Height – 32'-2"

Max Ridge Height – 35'-9" (cross gable)

Average Ridge Height – 33'-3"

Special Building Elements and Appurtenances: Colonnade and Awning

Materials: Painted cementitious Siding and Cherokee Moss Town Brick

Railings: Painted Wood

Roof: Standing seam metal roof

Columns: Painted wood

Shopfront: Along Calhoun St and a limited amount along Green St (modulation request to maintain a more residential character along Green St – additional building type) – 80% along Calhoun St.

HPC Review Comments / Responses:

1. **Comment:** Increase the building transparency along Calhoun St to a minimum of 75%.
Response: The building transparency along Calhoun St has been increased to meeting the shopfront criteria. Eighty percent (80%) of the first floor to ceiling is glazing along Calhoun St.
2. **Comment:** Reduce the scale and mass of the building to make it more proportional with Buildings 2 and 3
Response: The overall building height and ridge height have been reduced to an average ridge height of 33'-3". The main ridge height is set near the Moonlight Lullaby ridge at 33'-9". The center cross gable is set at 35'-9", the same as Building #2.
3. **Comment:** Calhoun St is a more commercial oriented thoroughfare. **Response:** The detailing along Calhoun St has been adjusted slightly to provide a more commercial presence to the building at the first floor.

Staff Report Comments / Responses:

1. Acknowledged - The DRC submission was submitted to the Town of Bluffton on 5/12/2020
2. Acknowledged - A subdivision plat was submitted with the DRC application
3. Acknowledged - A HD permit will be submitted for any proposed signage
4. The side setback for an additional building type is 5'. However, the building has been adjusted to accommodate an 8' side setback on both sides.
5. The transparency of the Calhoun St façade has been increased to 80% on the first floor to ceiling. The applicant has requested a deviation for the Green St façade due to its more residential context. However, some additional glazing has been added at the corner of Calhoun and Green. The result is an additional building type.
6. As noted during the HPC review, the facades are not "unarticulated." Simple offsets are, and have been, present in the design. The building area was reduced, and the overall height was reduced to be similar in height to other buildings in the district. In comparison to the recently approved building on Church St, which has a similar ridge height. The main ridge height is the same as Moonlight Lullaby.
7. As described, this district provides the greatest range of traditional building types that are expected and encouraged. They have a smaller footprint than May River Montessori, but a similar square footage. The building is comparable in height to Moonlight Lullaby, even though it is in a different district. It is 2.5 stories for approximately 800 SF of the building, while a majority of the building is 2 stories. There are numerous buildings of similar height (and even higher) in this zoning district. The Fripp House is three (3) stories.
8. The design and details are respectful of the neighboring properties.

Additional Modifications:

1. Balconies were added on the rear of the building to provide additional detail and character.
2. Shopfront windows were added on the Green St elevation.

Building 2 Summary:

District: Neighborhood Center Historic District (NCE-HD)
Use: Mixed-Use Commercial (Restaurant) and Residential
Building Type: Additional Building Type with Main Street Building Typology
Height: 2 ½ stories
Front Build-to Zone: 0'-10'
Lot Width: 89'
Rear Setback: Varies
Side Setbacks: 8'
Square Footage:
3,500 SF - 1st Floor
3,225 SF - 2nd Floor
1,025 SF - Loft
7,750 SF - Total:

Floor to Floor Heights:

First to Second – 14'-0"

Second to Loft – 10'-0"

Main Ridge Height – 33'-9" (Calhoun St)

Max Ridge Height – 35'-9"

Average Ridge Height – 34'-4"

Special Building Elements and Appurtenances: Colonnade and Awning

Materials: Painted cementitious Siding and Cherokee Moss Town Brick

Railings: Painted Wood

Roof: Standing seam metal roof

Columns: Painted wood

Shopfront: Along Calhoun St and Bridge St (partially). - 81% along Calhoun St.

HPC Review Comments / Responses:

1. **Comment:** Adjust the ridge height of the corner gable to within 2ft of Moonlight Lullaby, which is 33'-9" per the drawings on file. **Response:** The corner gable has been reduced to 35'-9". The majority of the building is 2 stories with a main ridge height of 33'-9" along Calhoun St.
2. **Comment:** Simplify the front columns. **Response:** The brick columns have been removed and replaced with simpler wood columns on a brick plinth
3. **Comment:** The gable end shutter should match the other shutters. **Response:** The shutter has been modified to match the other shutters on the building.
4. **Comment:** Define the materials at the shop front corner. **Response:** The material is a painted cementitious panel material.
5. **Comment:** The service screen height is taller than allowed. **Response:** During the meeting, the commission noted that the taller 9ft service screen was acceptable in order to screen the vent hood.
6. **Comment:** The large oak tree is a very important site feature **Response:** The applicant will provide an arborist report noting tree care prior to, during, and after construction.

Staff Report Comments / Responses:

1. Acknowledged - The DRC submission was submitted to the Town of Bluffton on 5/12/2020
2. Acknowledged - A subdivision plat was submitted with the DRC application
3. Acknowledged – A HD permit will be submitted for any proposed signage
4. The shutter on the north elevation has been revised to match the detail of the other building shutters.
5. The siding material on the first floor of the southwestern corner is a painted cementitious siding panel
6. Acknowledged – A HD permit will be submitted for the seating area's approval
7. The height of the service screen fence was maintained at 9ft in order to screen the vent hood. We are respectfully requesting a deviation from this standard.
8. The transparency of the Calhoun St façade is 81% on the first floor to ceiling. The applicant has requested a deviation for the Bridge St façade due to its more residential context. However, the shopfront requirement does exist along the first 30ft of Bridge Street before it transitions to the more residential detailing. The result is an additional building type.
9. As noted during the HPC review, the facades are not "unarticulated." Simple offsets are, and have been, present in the design. The building area was reduced, and the overall height was reduced to be similar in height to other buildings in the district. In comparison to the recently approved building on Church St, which has a similar ridge hgt. The max ridge height is 2ft above the Moonlight Lullaby across the street.
10. As described, this district provides the greatest range of traditional building types that are expected and encouraged. They have a smaller footprint than May River Montessori, but a similar square footage. The building is comparable in height to Moonlight Lullaby, even though it is in a different district. It is 2.5 stories for approximately 1,000 SF of the building, while a majority of the building is 2 stories. There are numerous buildings of similar height (and even higher) in this zoning district. The Fripp House is three (3) stories.

11. The design and details are respectful of the neighboring properties.

Additional Modifications:

1. A window with bracketed awning was added to the north façade.

Building 3 Summary:

District: Neighborhood Center Historic District (NCE-HD)

Use: Mixed-Use Commercial (Retail/Office) and Residential

Building Type: Additional Building Type with Main Street Building Typology

Height: 2 ½ stories

Front Build-to Zone: 0'-10'

Lot Width: 95'

Rear Setback: 25'

Side Setbacks: 5'

Square Footage:

3,285 SF - 1st Floor

3,070 SF - 2nd Floor

1,270 SF - Loft

7,625 SF - Total:

Floor to Floor Heights:

First to Second – 12'-0"

Second to Loft – 10'-0"

Main Ridge Height – 32'-0"

Max Ridge Height – 33'-9"

Average Ridge Height – 31'-8"

Special Building Elements and Appurtenances: Colonnade and Awning

Materials: Painted cementitious Siding and Cherokee Moss Town Brick

Railings: Painted Wood

Roof: Standing seam metal roof

Columns: Painted wood

Shopfront: A request for a deviation from the Shopfront requirement along Bridge St due to the more residential character. – 53% along Bridge St.

HPC Review Comments / Responses:

1. **Comment:** Revise the building height to reduce the scale. **Response:** The building height has been reduced on the 2 ½ story west gable to be similar to Moonlight Lullaby. The remaining two (2) story portion of the building is substantial reduced in context to other structures in the area. The average ridge height is 31'-8" with the lowest ridge towards the Heyward House at 25'-6". This ridge height of the eastern side of the building is comparable to the Heyward House and substantially less than the Fripp House, the two primary residential structures in this district along Bridge St.
2. **Comment:** The north façade should be more articulated. **Response:** The north façade has been revised to include bracketed balconies and additional windows.

Staff Report Comments / Responses:

1. Acknowledged - The DRC submission was submitted to the Town of Bluffton on 5/12/2020
2. Acknowledged - A subdivision plat was submitted with the DRC application
3. Acknowledged – A HD permit will be submitted for any proposed signage
4. The side setback for an additional building type is 5'. The building and site plan have been adjusted to comply.
5. The transparency of the Bridge Street façade has been increased on the first floor. The percentage is 53%. However, the applicant has requested a deviation for the Bridge St façade due to its more residential context. The result is an additional building type.

6. As noted during the HPC review, the facades are not “unarticulated.” Simple offsets are, and have been, present in the design. The building area was reduced, and the overall height was reduced to be similar in height to other buildings in the district. The average ridge height is less than Moonlight Lullaby across the street.
7. As described, this district provides the greatest range of traditional building types that are expected and encouraged. They have a smaller footprint than May River Montessori, but a similar square footage. The building is comparable in height to Moonlight Lullaby, even though it is in a different district. It is 2.5 stories for approximately 1,000 SF of the building, while a majority of the building is 2 stories. The lowest ridge height is comparable to the Heyward House. There are numerous buildings of similar height (and even higher) in this zoning district. The Fripp House is three (3) stories.
8. The design and details are respectful of the neighboring properties.

Additional Modifications:

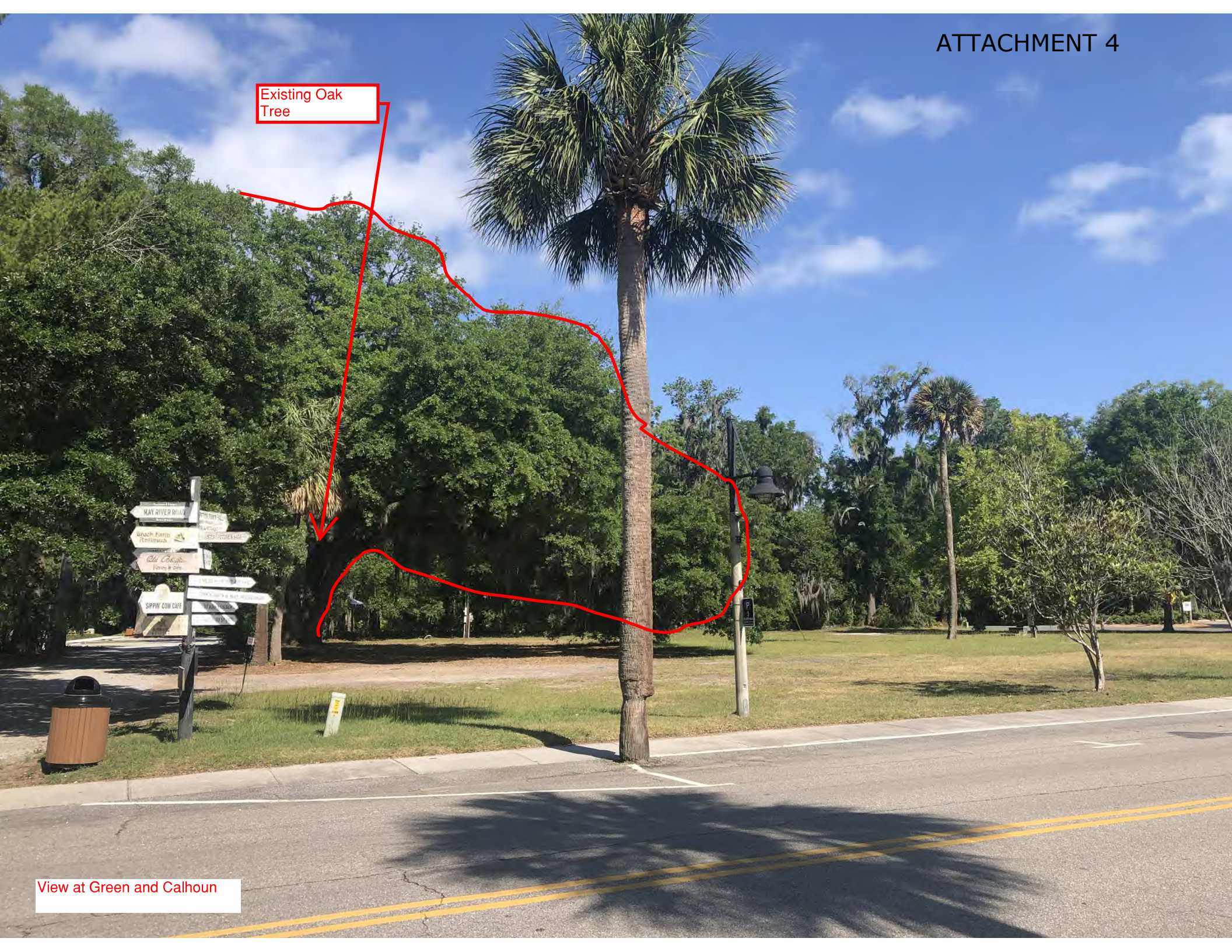
1. Balconies were added on the rear of the building to provide additional detail and character.
2. Additional windows have been added to the first floor on the south elevation to increase the transparency slightly.

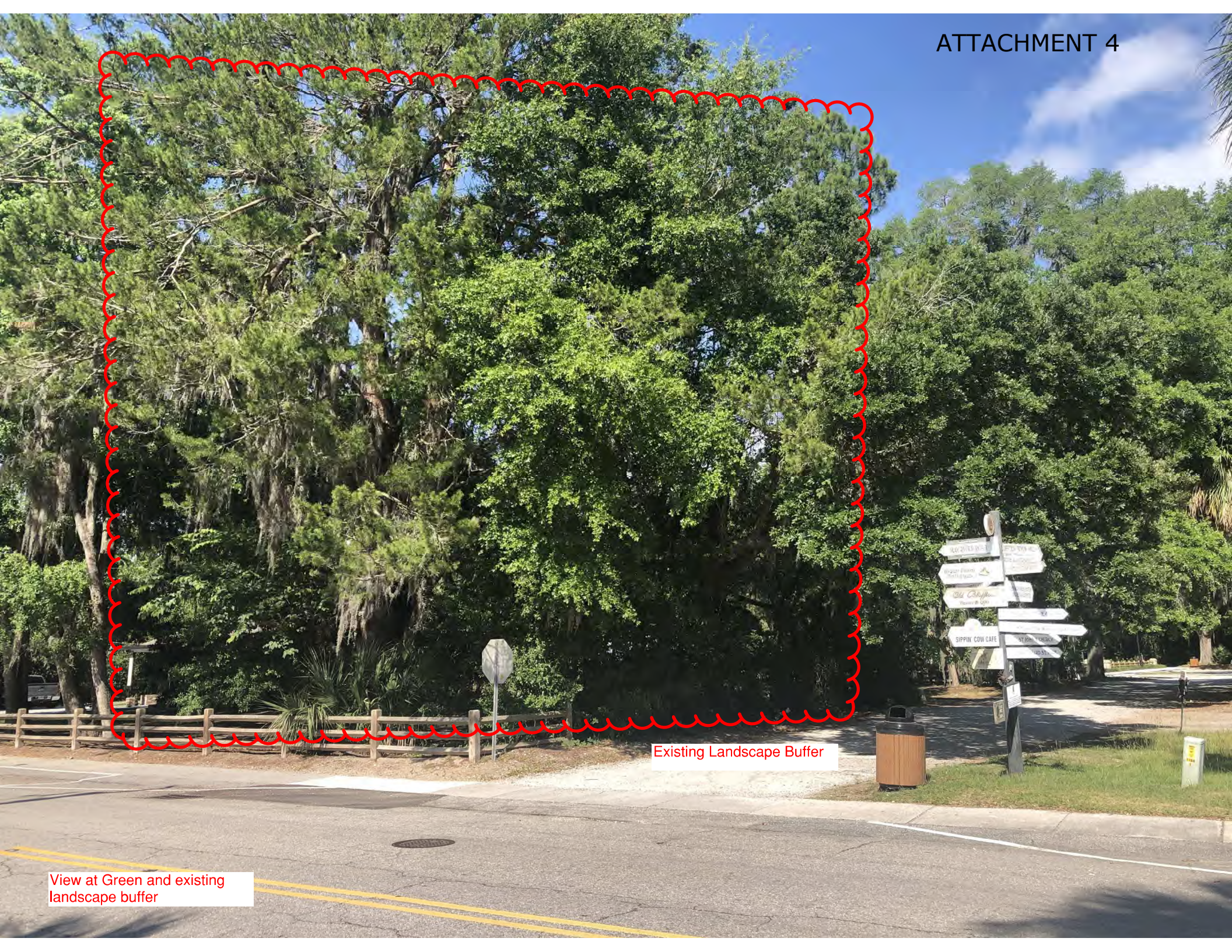
Kind regards,

A handwritten signature in dark ink, appearing to read 'J. Atkins', with a stylized, flowing script.

James C. Atkins
Court Atkins Group

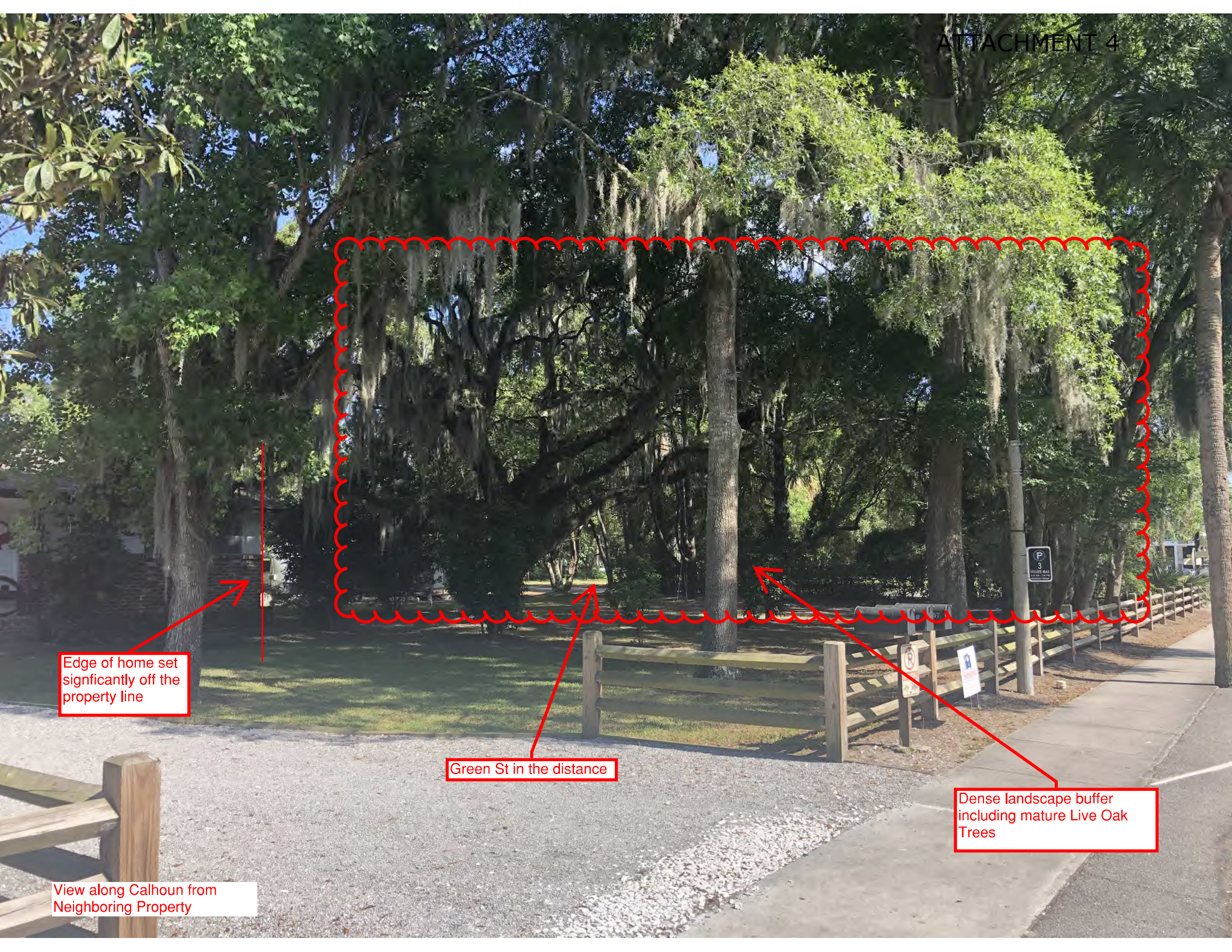
Existing Oak
Tree





Existing Landscape Buffer

View at Green and existing
landscape buffer



Edge of home set
significantly off the
property line

Green St in the distance

Dense landscape buffer
including mature Live Oak
Trees

View along Calhoun from
Neighboring Property



View towards 71 Calhoun
along Calhoun St. (Road)

View
Perimeter



View Perimeter

View towards 71 Calhoun
along Calhoun St. (Sidewalk)



Existing Landscape Buffer

View along Green St.



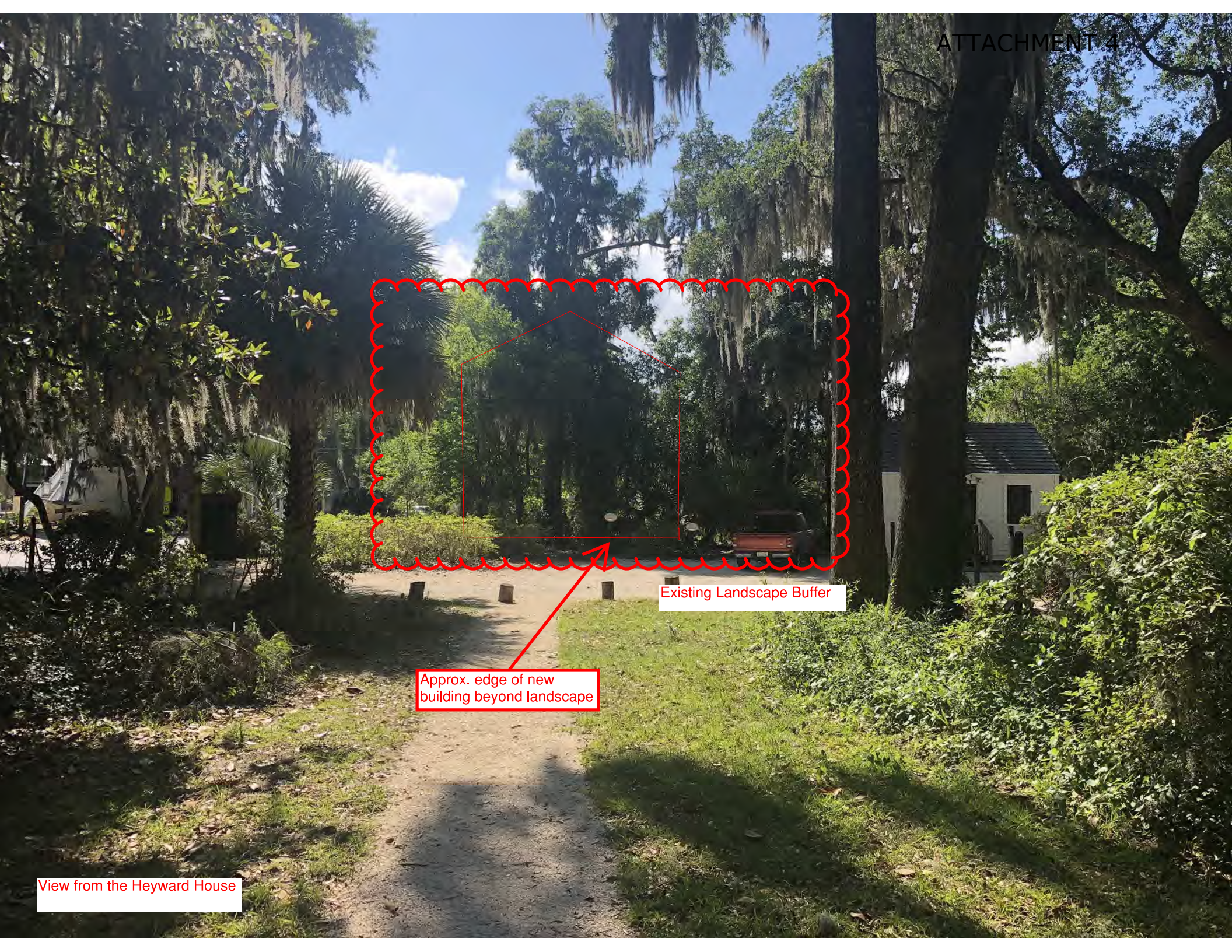
Existing Oak
Tree to Remain

View along Green St from the
park



Existing Landscape Buffer

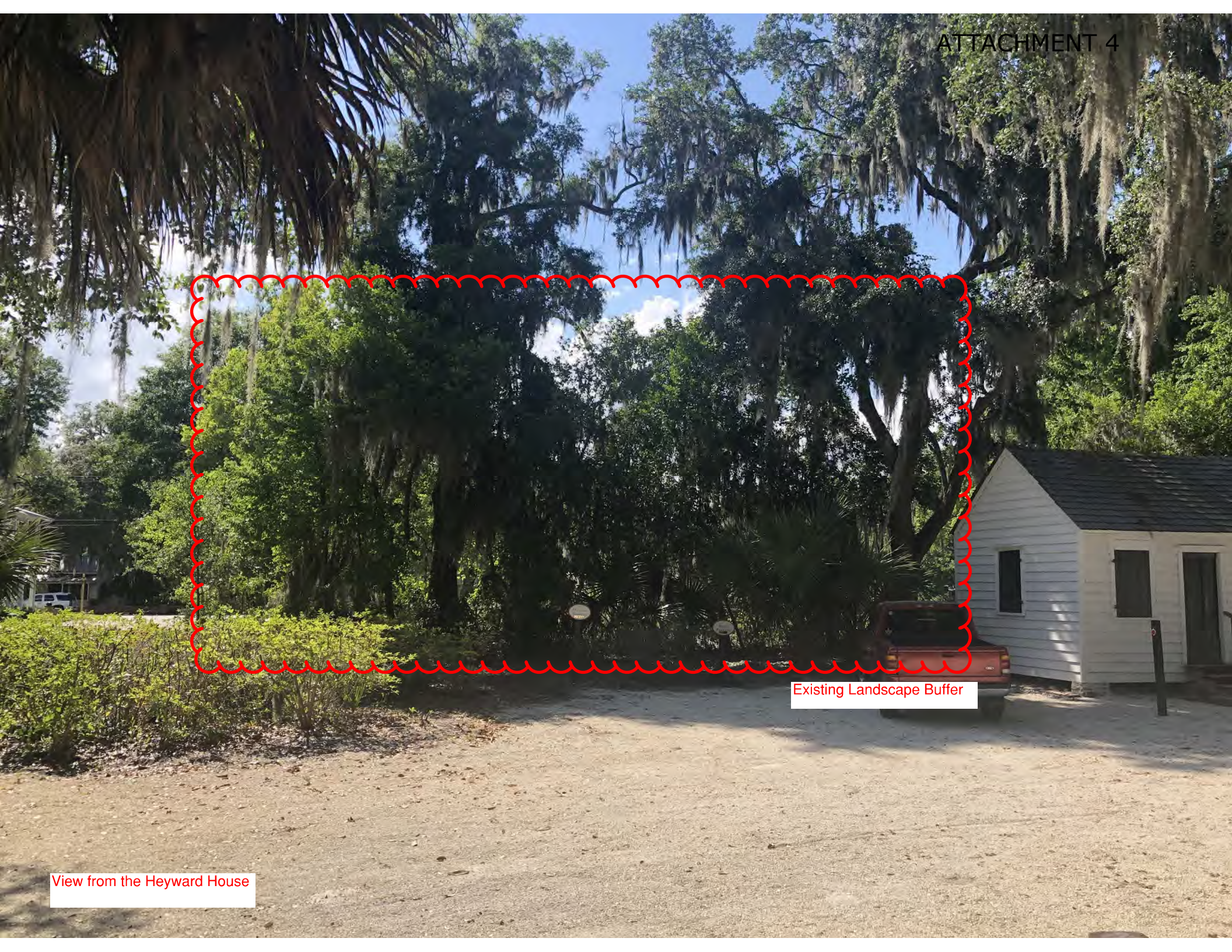
View from the Heyward House



Existing Landscape Buffer

Approx. edge of new
building beyond landscape

View from the Heyward House



Existing Landscape Buffer

View from the Heyward House



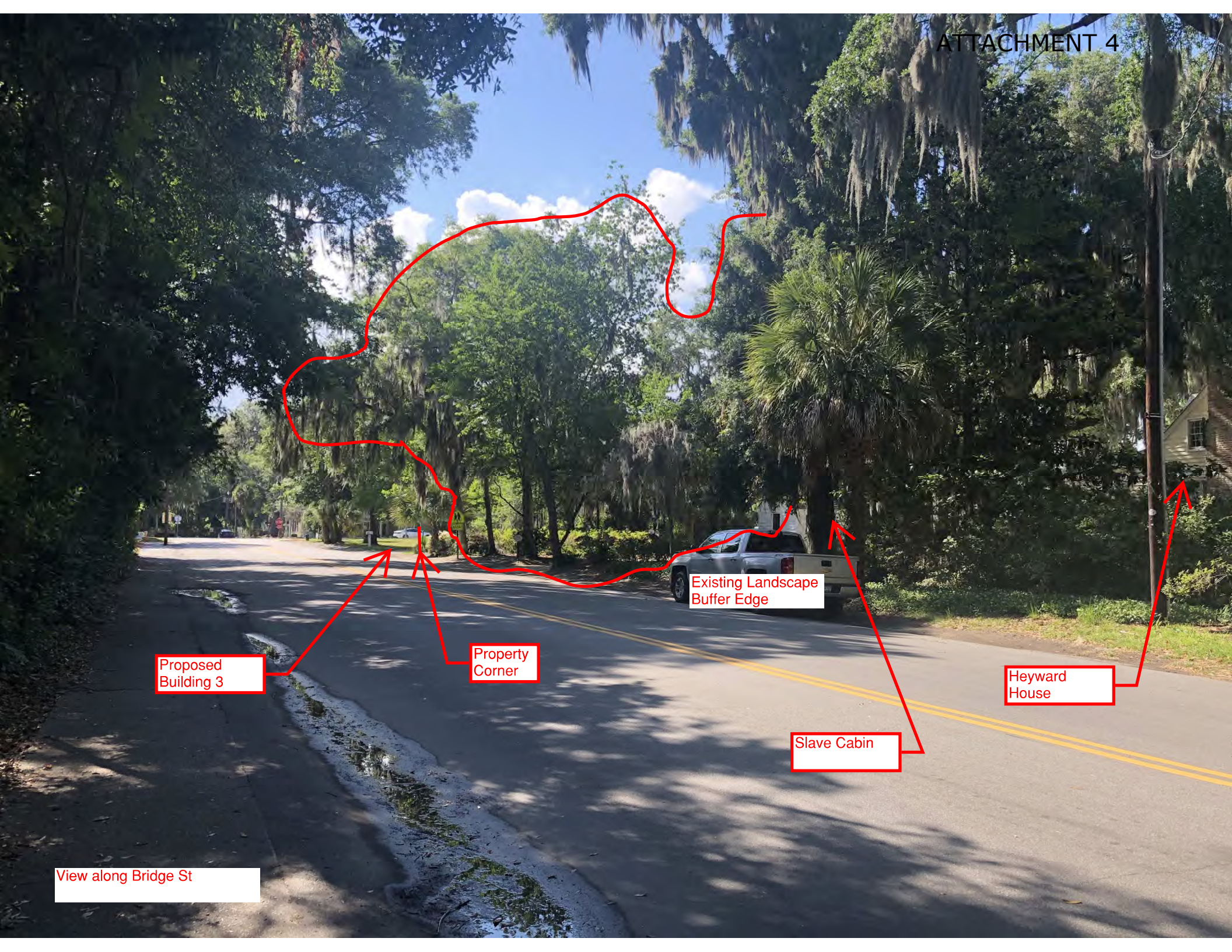
Existing Landscape Buffer

View from the Heyward House



View from the Heyward House

Proposed landscape
connection



Proposed
Building 3

Property
Corner

Existing Landscape
Buffer Edge

Slave Cabin

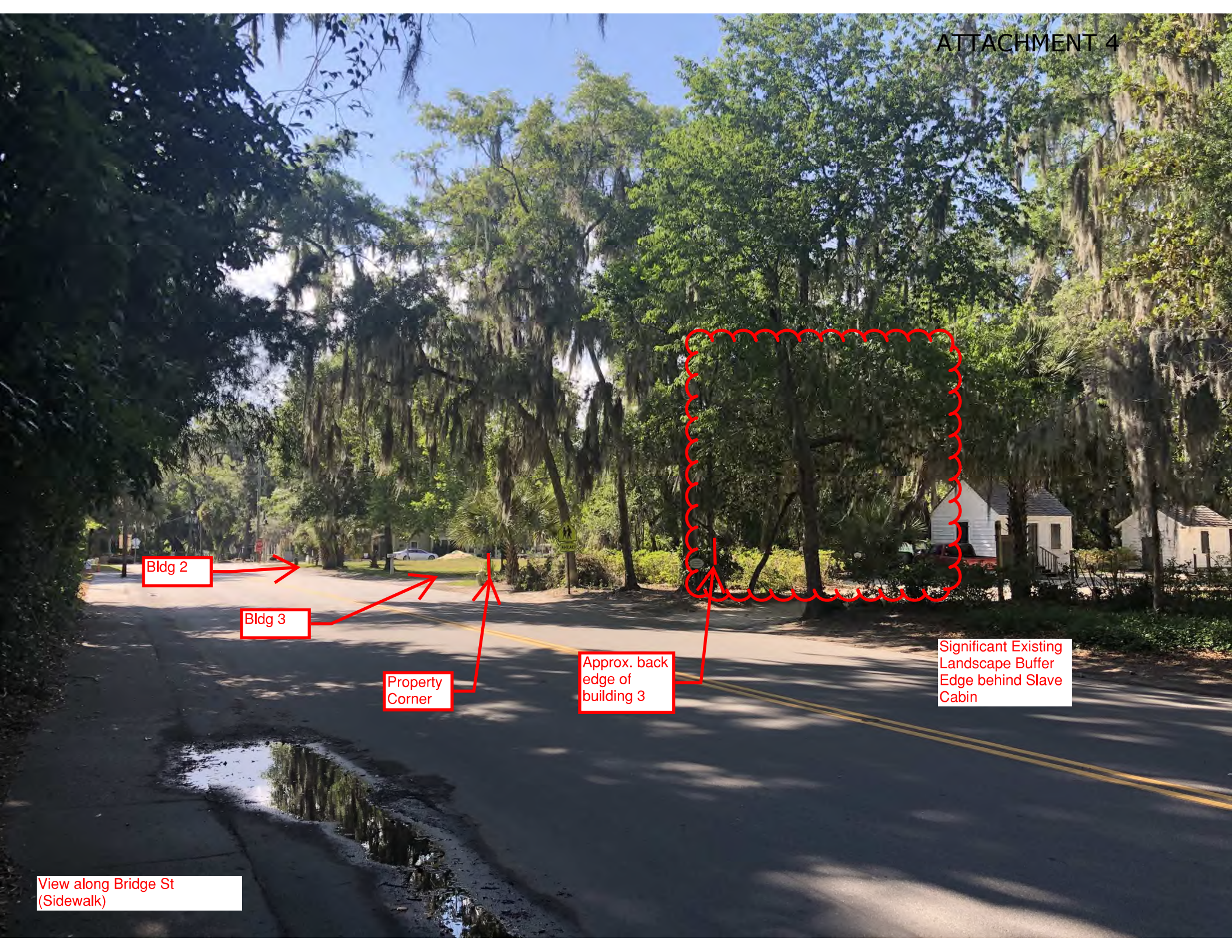
Heyward
House

View along Bridge St



View
Perimeter

View along Bridge St (Road)



Bldg 2

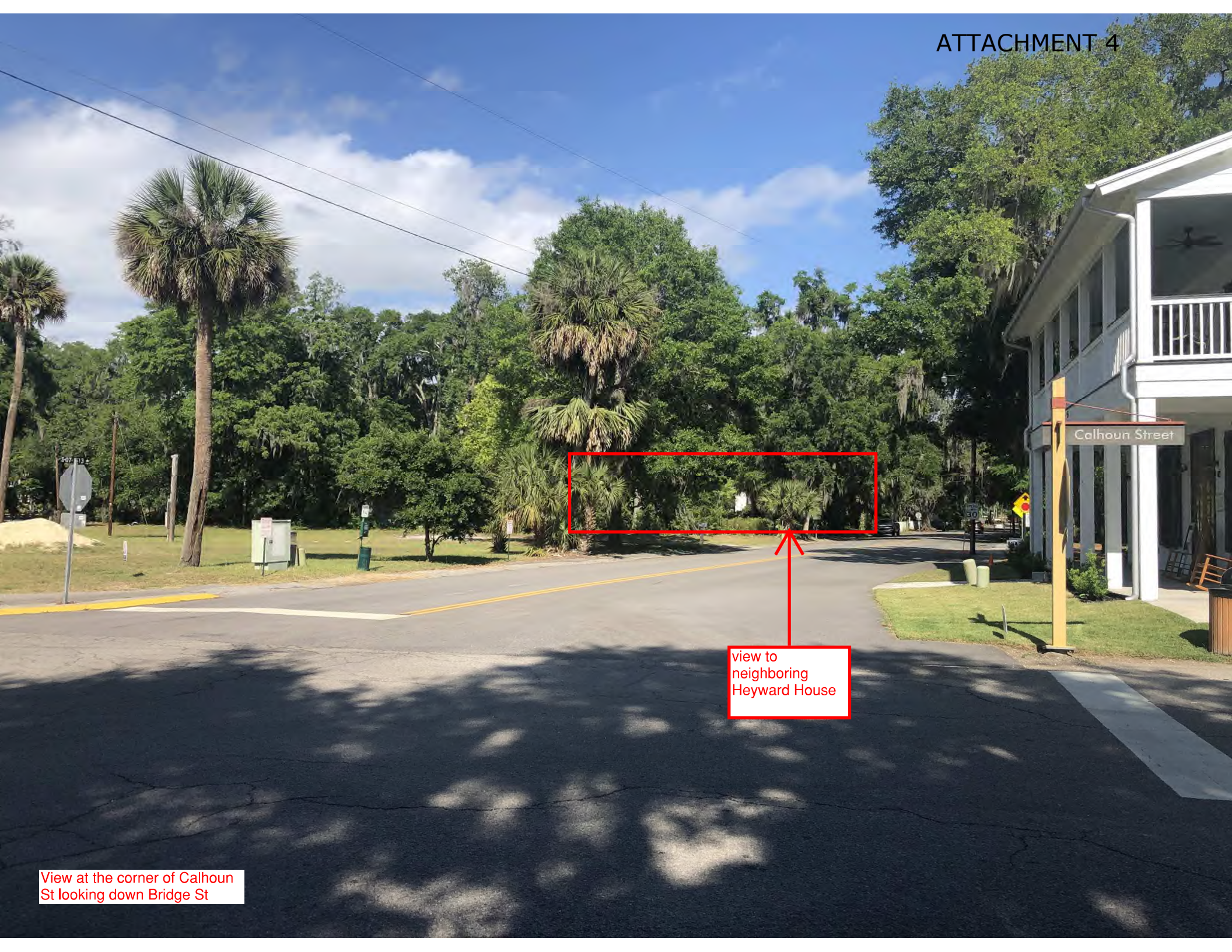
Bldg 3

Property
Corner

Approx. back
edge of
building 3

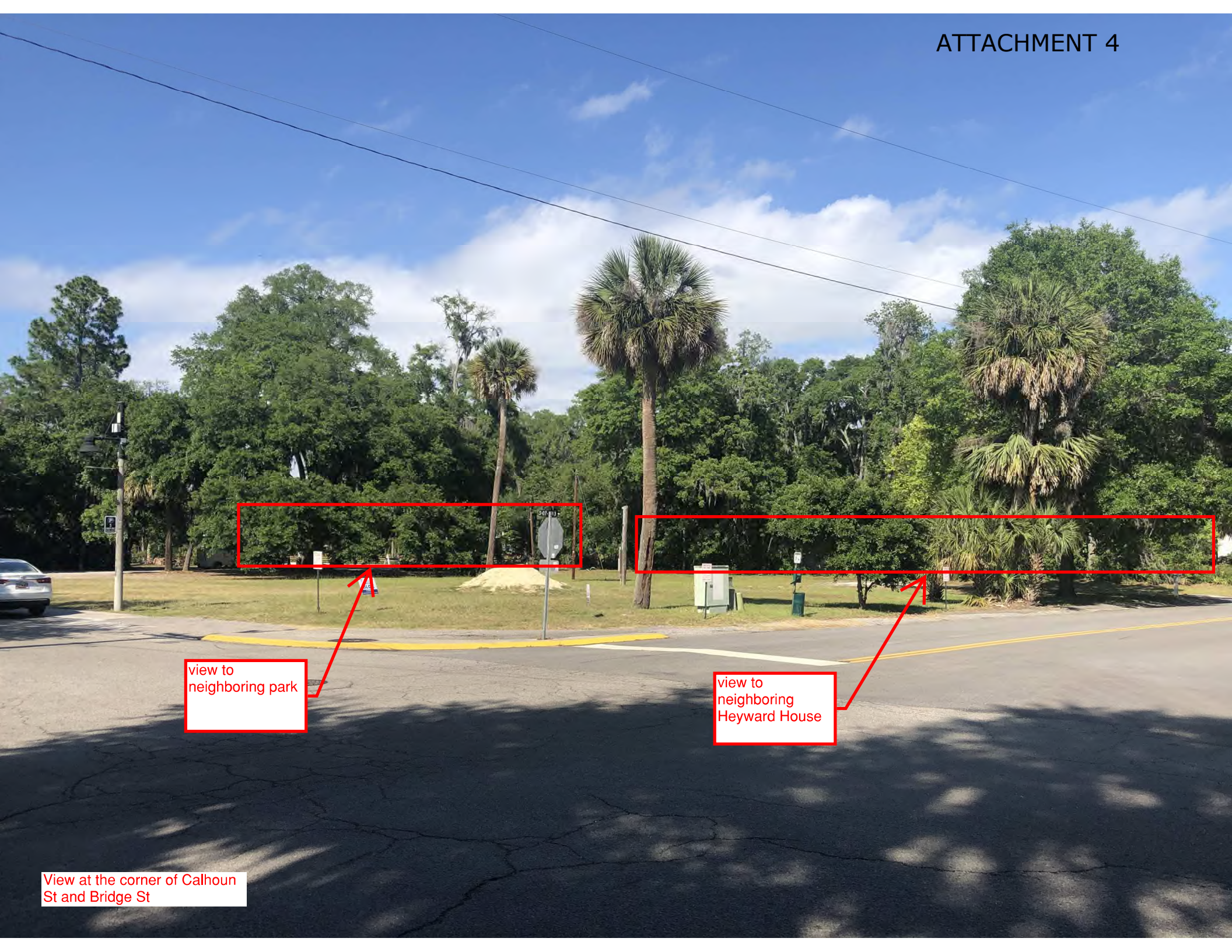
Significant Existing
Landscape Buffer
Edge behind Slave
Cabin

View along Bridge St
(Sidewalk)



view to
neighboring
Heyward House

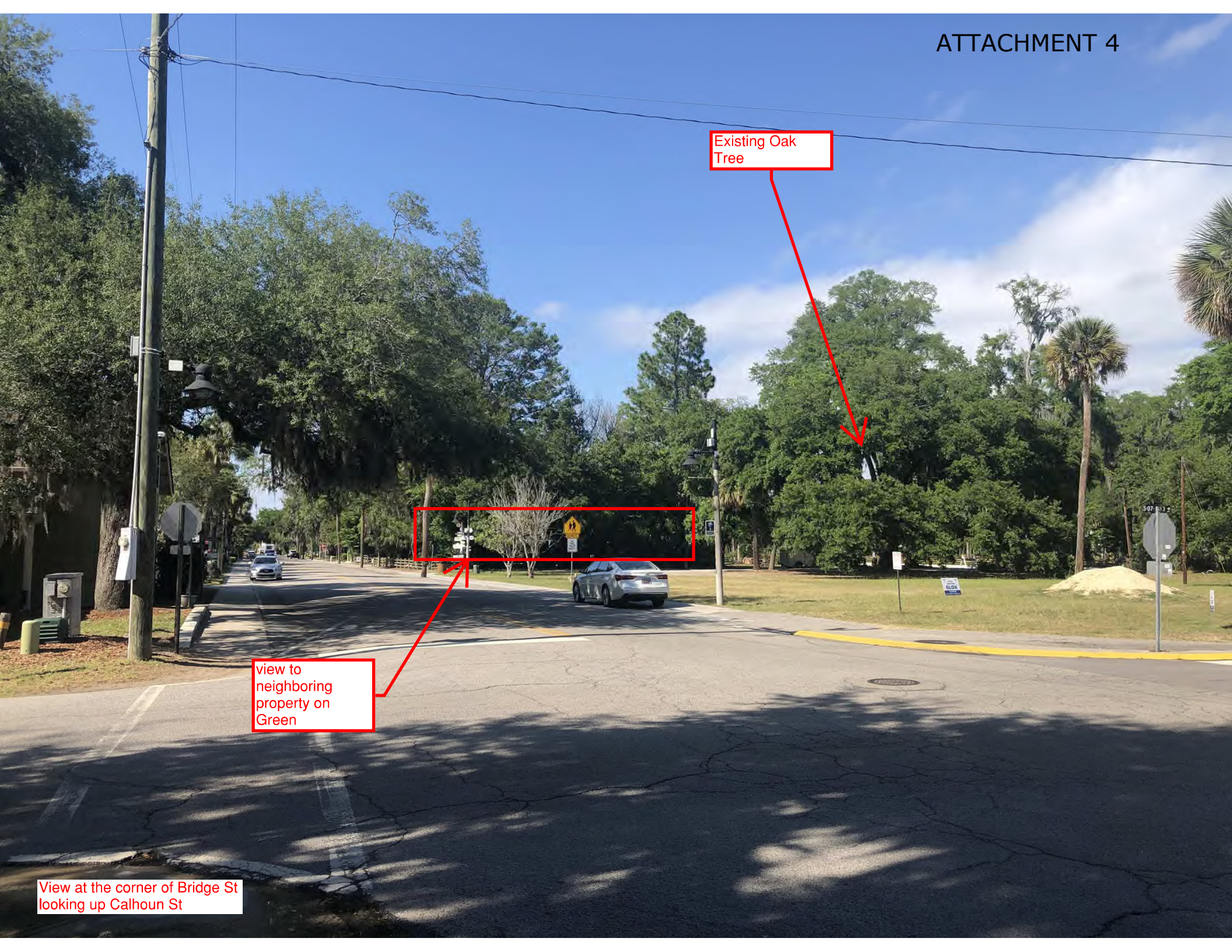
View at the corner of Calhoun
St looking down Bridge St



view to
neighboring park

view to
neighboring
Heyward House

View at the corner of Calhoun
St and Bridge St



Existing Oak
Tree

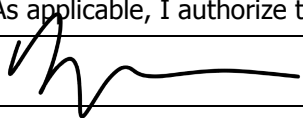
view to
neighboring
property on
Green

View at the corner of Bridge St
looking up Calhoun St



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name:		Name:	
Phone:		Phone:	
Mailing Address:		Mailing Address:	
E-mail:		E-mail:	
Town Business License # (if applicable):			
Project Information (tax map info available at http://www.townofbluffton.us/gis/)			
Project Name:	Conceptual: <input type="checkbox"/>	Final: <input type="checkbox"/>	Amendment: <input type="checkbox"/>
Project Location:	Application for: <input type="checkbox"/> New Construction <input type="checkbox"/> Renovation/Rehabilitation/Addition <input type="checkbox"/> Relocation or Demolition		
Zoning District:			
Acreage:			
Tax Map Number(s):			
Project Description:			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final			
<input type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final			
<input type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input type="checkbox"/> 5. All information required on the attached Application Checklist.			
<input type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 8/17/2020	
Applicant Signature:		Date: 8/17/2020	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting – Concept Review Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	Staff
If the UDO Administrator determines that the Concept Review Submission of the Certificate of Appropriateness-HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.	
Step 4. Historic Preservation Review Committee	Applicant, Staff & Historic Preservation Review Committee
A public meeting shall be held with the Applicant to review the Review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	Applicant & Staff
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	Applicant, Staff & Historic Preservation Commission
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness-HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	Staff
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO Administrator shall issue the Certificate of Appropriateness-HD.	



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			CONCEPTUAL REVIEW <input type="checkbox"/>		FINAL REVIEW <input type="checkbox"/>	
2. SITE DATA						
Identification of Proposed Building Type (as defined in Article 5):						
Building Setbacks		Front:	Rear:	Rt. Side:	Lt. Side:	
3. BUILDING DATA						
Building	Description (Main House, Garage, Carriage House, etc.)		Existing Square Footage		Proposed Square Footage	
Main Structure						
Ancillary						
Ancillary						
4. SITE COVERAGE						
Impervious Coverage			Coverage (SF)			
Building Footprint(s)						
Impervious Drive, Walks & Paths						
Open/Covered Patios						
A.TOTAL IMPERVIOUS COVERAGE						
B.TOTAL SF OF LOT						
% COVERAGE OF LOT (A/B= %)						
5. BUILDING MATERIALS						
Building Element	Materials, Dimensions, and Operation		Building Element	Materials, Dimensions, and Operation		
Foundation			Columns			
Walls			Windows			
Roof			Doors			
Chimney			Shutters			
Trim			Skirting/Underpinning			
Water table			Cornice, Soffit, Frieze			
Corner board			Gutters			
Railings			Garage Doors			
Balusters			Green/Recycled Materials			
Handrails						



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION: A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY OWNER CONSENT: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input type="checkbox"/>	<input type="checkbox"/>	PROJECT NARRATIVE: A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input type="checkbox"/>	<input type="checkbox"/>	DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input type="checkbox"/>	ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	Final	SITE ASSESSMENT.
<input type="checkbox"/>	<input type="checkbox"/>	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
<input type="checkbox"/>	<input type="checkbox"/>	SITE PLAN: Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

APPLICATION CHECKLIST

<input type="checkbox"/>	<input type="checkbox"/>	PHOTOS: Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	Final	ARCHITECTURAL INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input type="checkbox"/>	FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input type="checkbox"/>	ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
<input type="checkbox"/>	<input type="checkbox"/>	ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
<input type="checkbox"/>	<input type="checkbox"/>	MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	Final	LANDSCAPE INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input type="checkbox"/>	LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	Final	ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).
<input type="checkbox"/>	<input type="checkbox"/>	PRELIMINARY DEVELOPMENT PLAN APPLICATION: Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

7/1/2020

Date

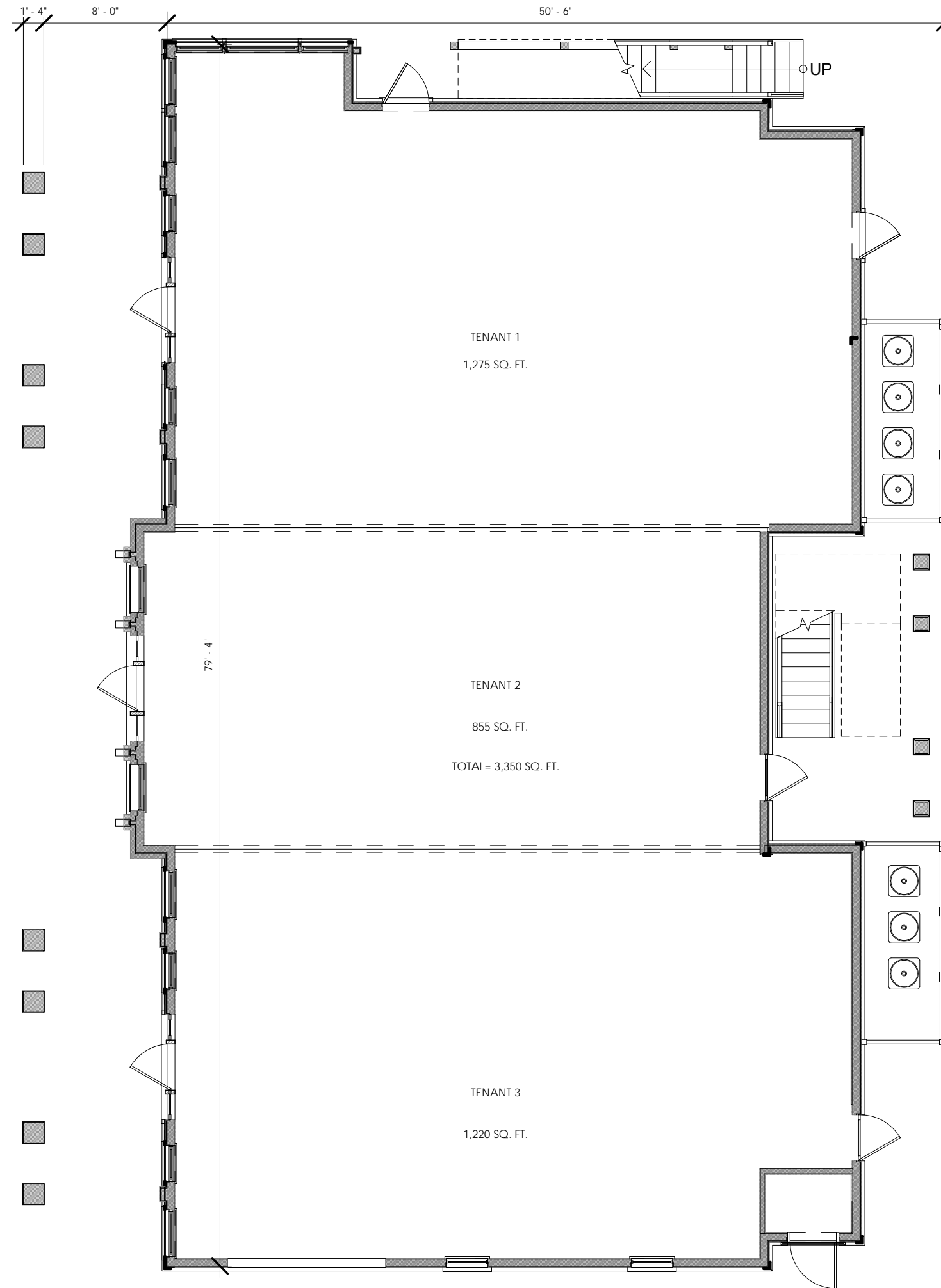
James C. Atkins

Printed Name



71 CALHOUN STREET- BUILDING 1

71 CALHOUN STREET
BLUFFTON, SOUTH CAROLINA
FINAL HISTORIC PRESERVATION COMMISSION MEETING
08/17/2020



① FIRST FLOOR PLAN
1/8" = 1'-0"

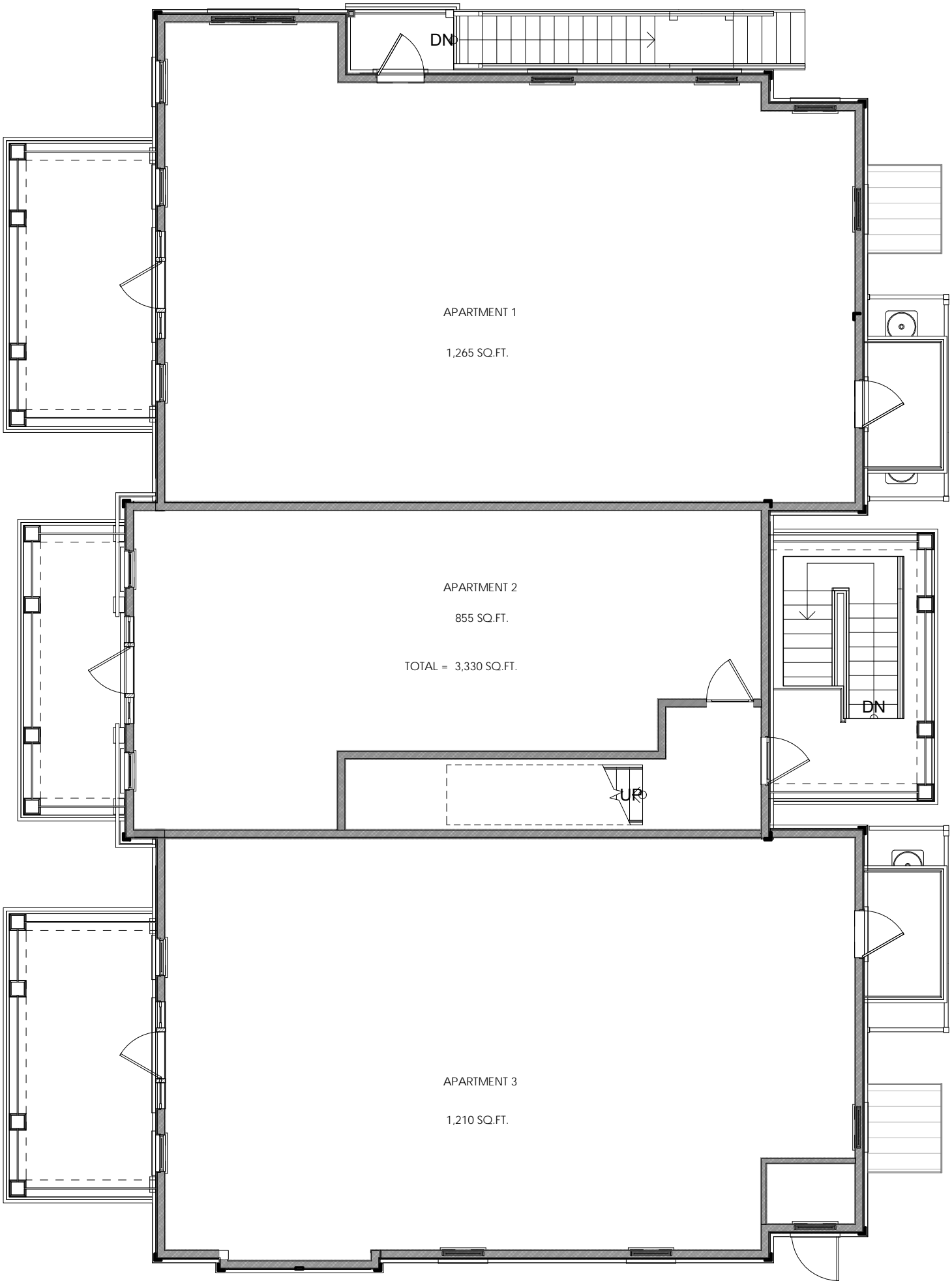
71 CALHOUN STREET- BUILDING 1

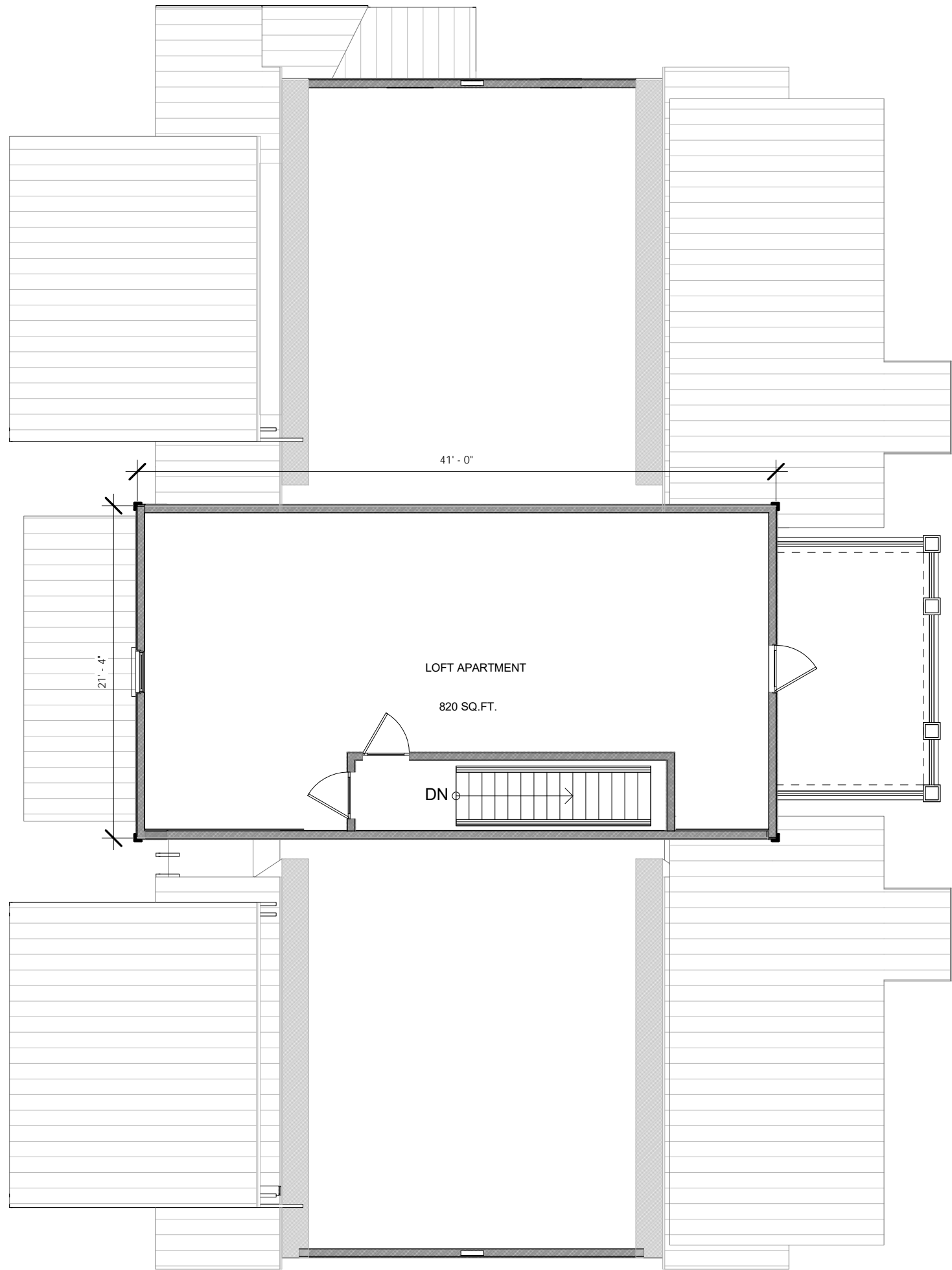
08/17/2020

① SECOND FLOOR
1/8" = 1'-0"

71 CALHOUN STREET-
BUILDING 1

08/17/2020





① LOFT FLOOR
1/8" = 1'-0"

71 CALHOUN STREET-
BUILDING 1

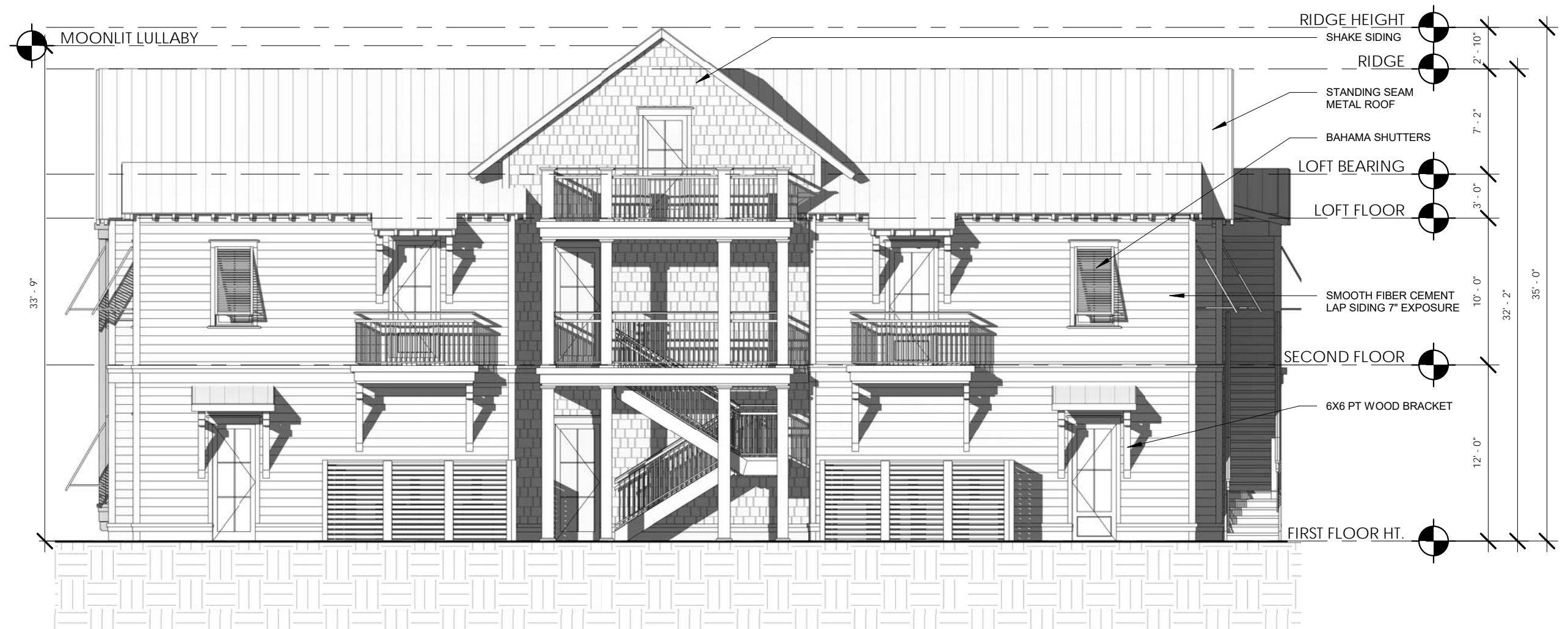
08/17/2020



① WEST ELEVATION
1/8" = 1'-0"

71 CALHOUN STREET-
BUILDING 1

08/17/2020



① EAST ELEVATION
1/8" = 1'-0"

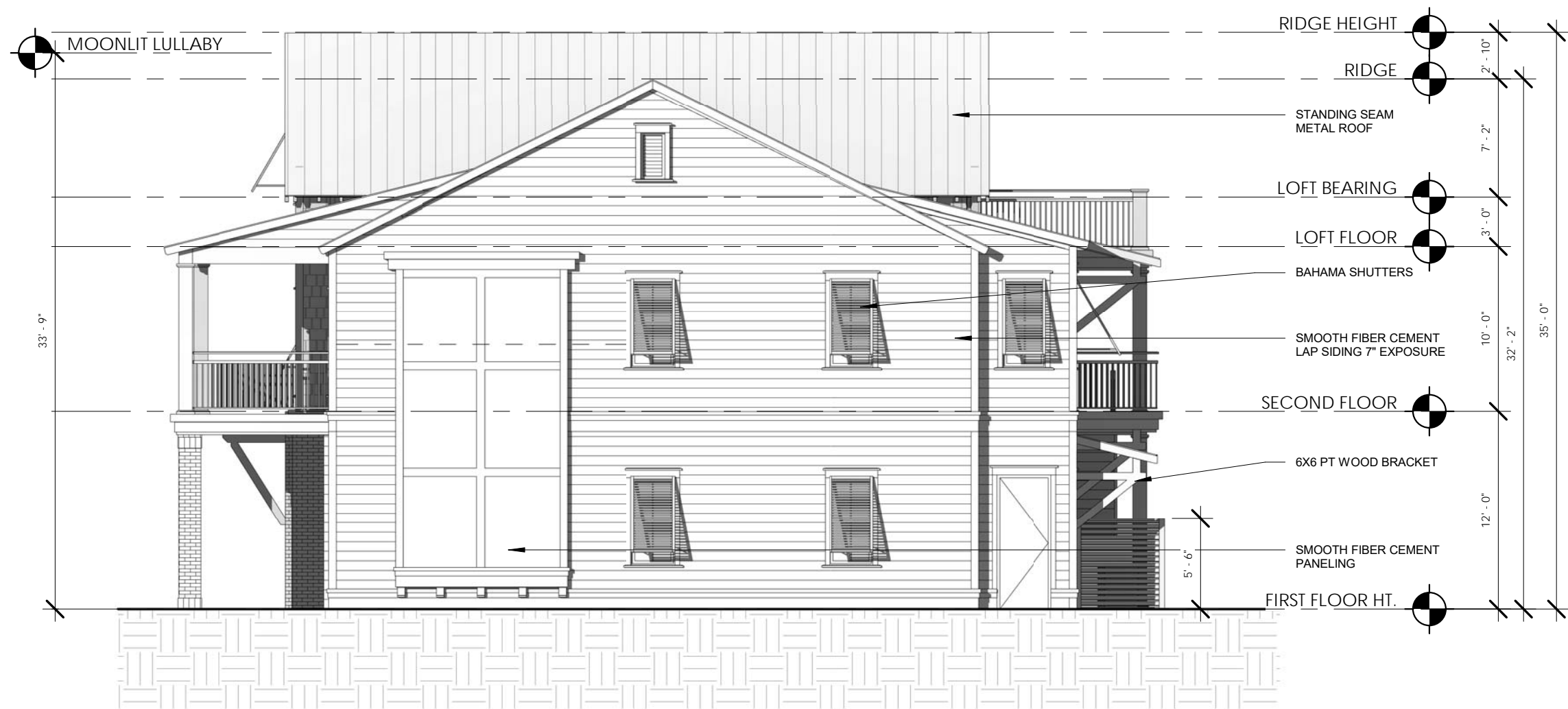
71 CALHOUN STREET-
BUILDING 1

08/17/2020



71 CALHOUN STREET-
BUILDING 1

08/17/2020



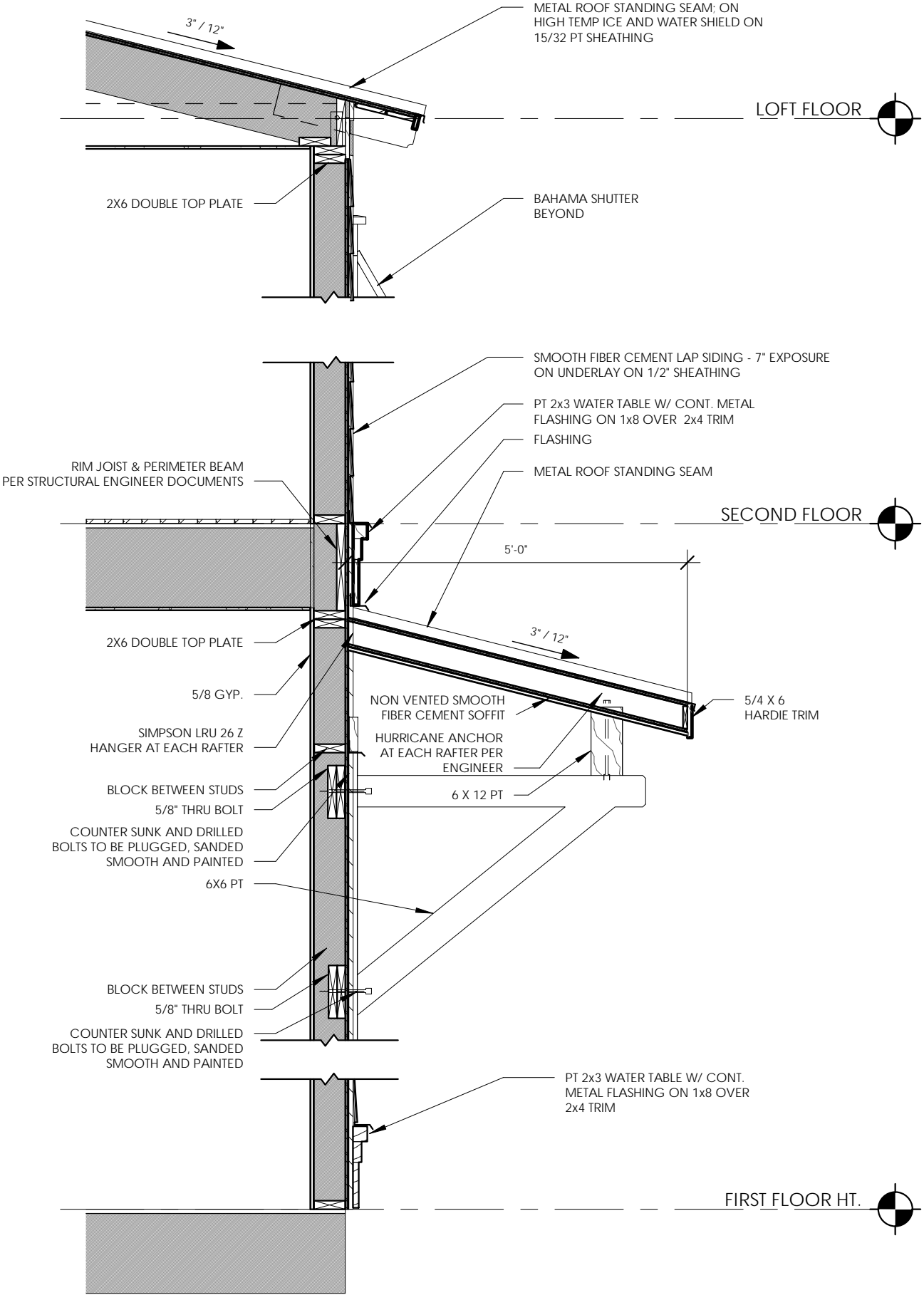
① SOUTH ELEVATION
1/8" = 1'-0"

71 CALHOUN STREET-
BUILDING 1

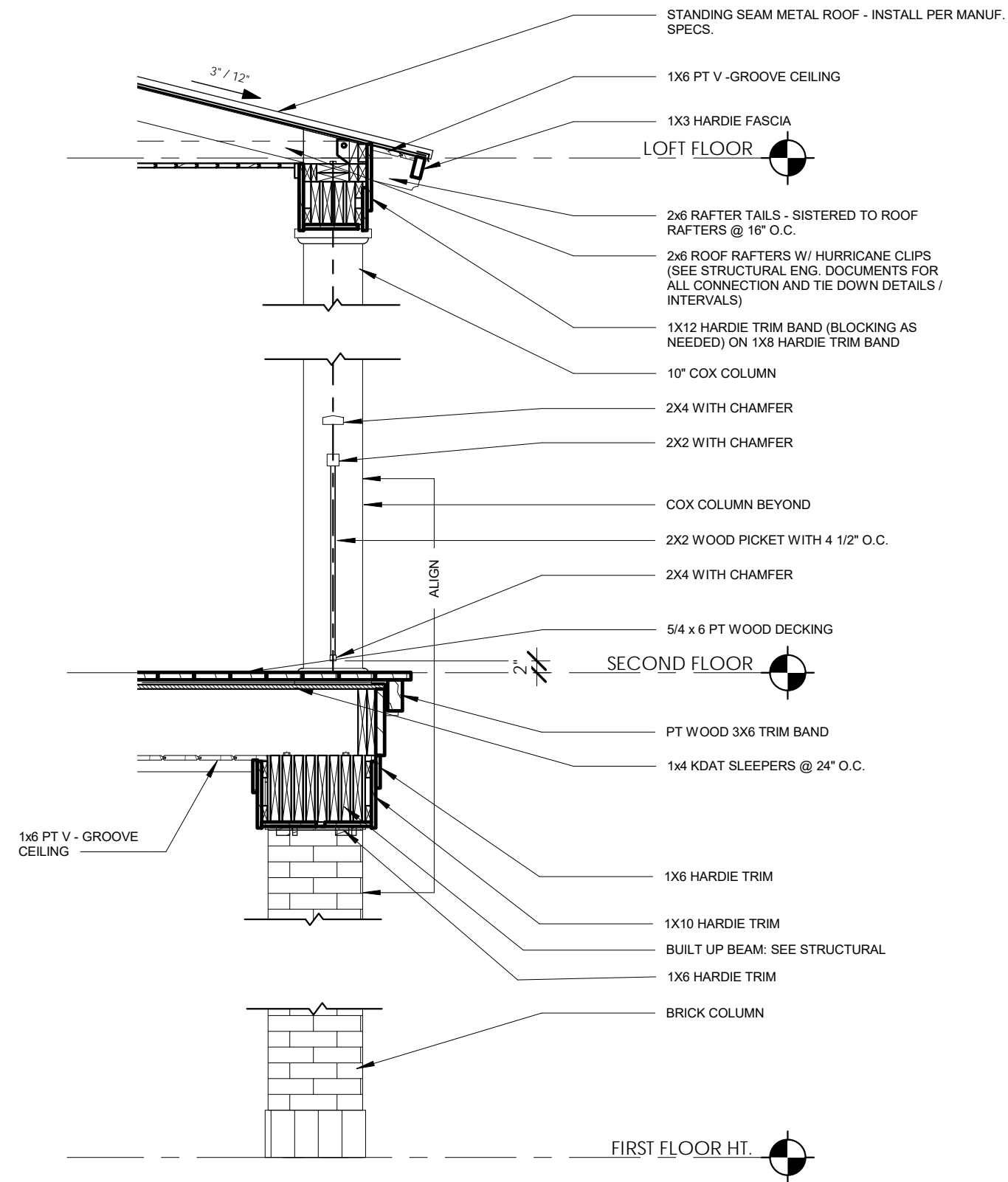
08/17/2020

71 CALHOUN STREET-
BUILDING 1

08/17/2020



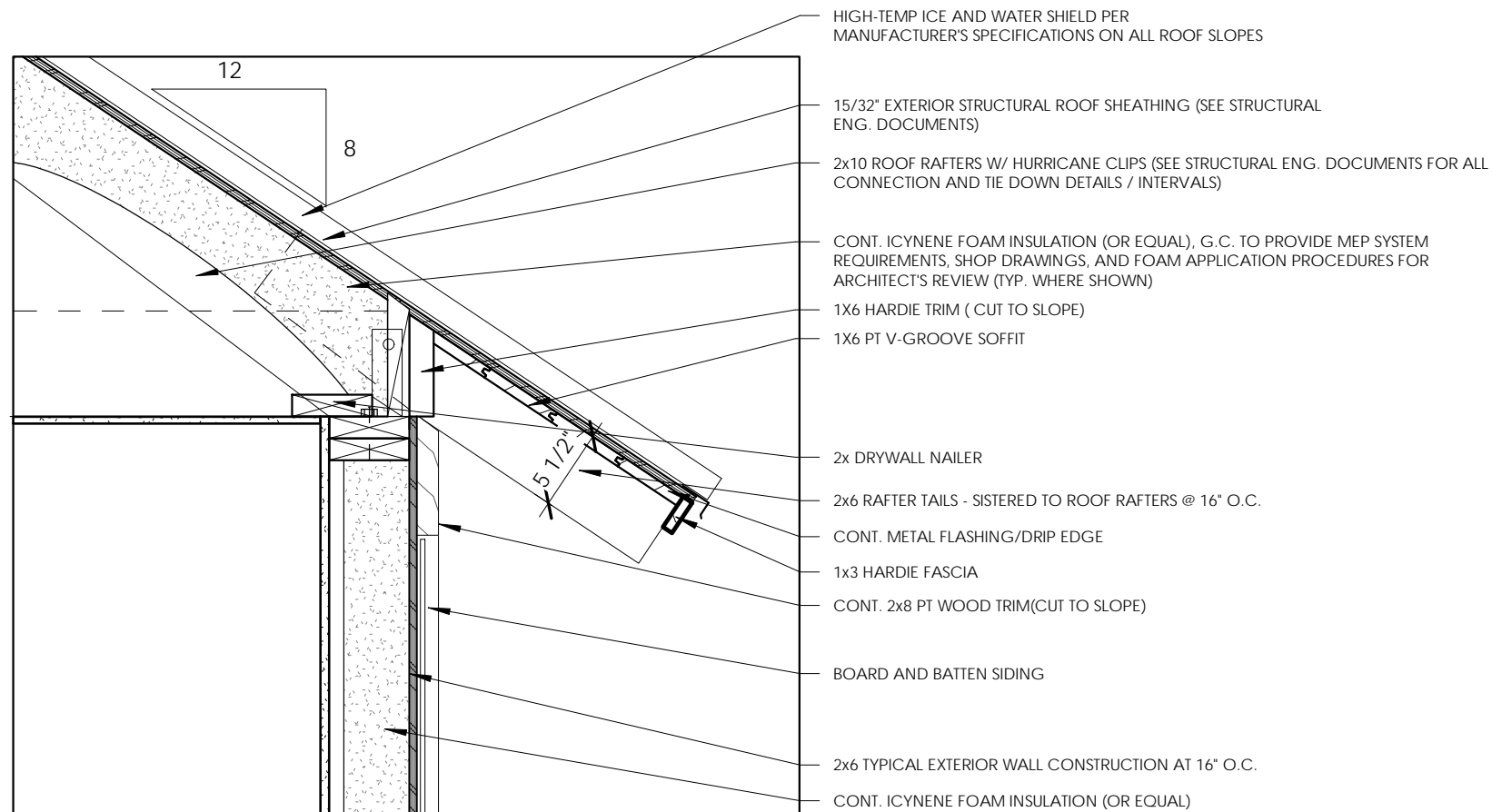
① TYPICAL WALL SECTION
1/2" = 1'-0"



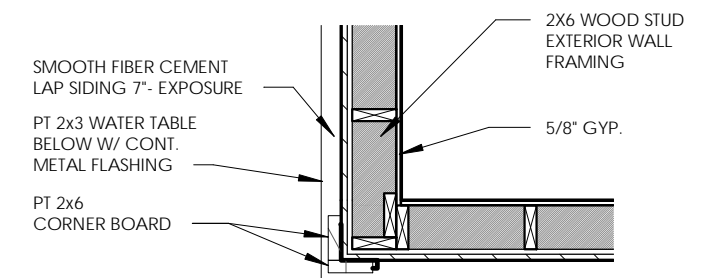
① PORCH SECTION DETAIL
1/2" = 1'-0"

71 CALHOUN STREET-
BUILDING 1

08/17/2020



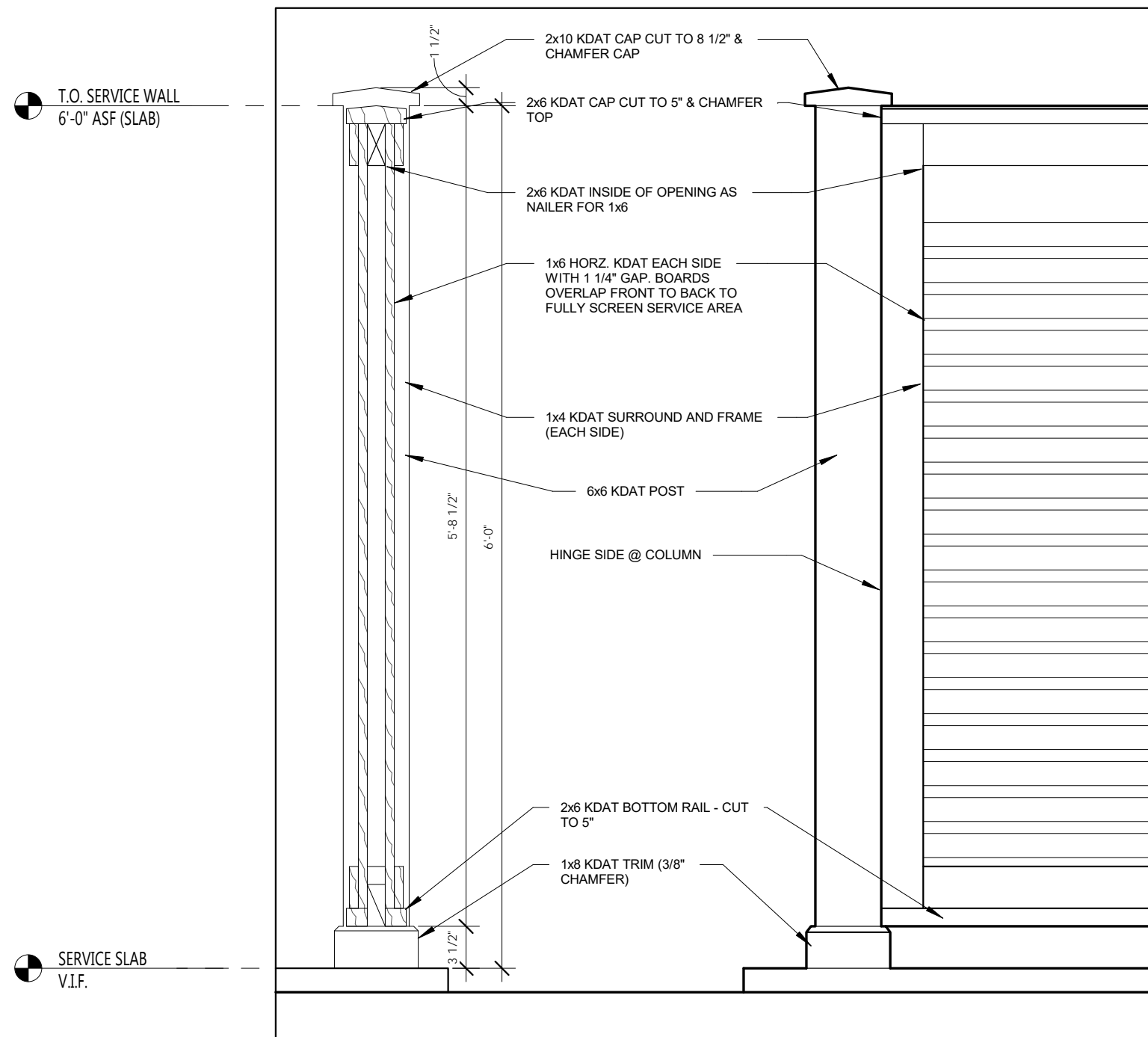
① EAVE DETAIL
1" = 1'-0"



② CORNER BOARD PLAN DETAIL
1/2" = 1'-0"

71 CALHOUN STREET- BUILDING 1

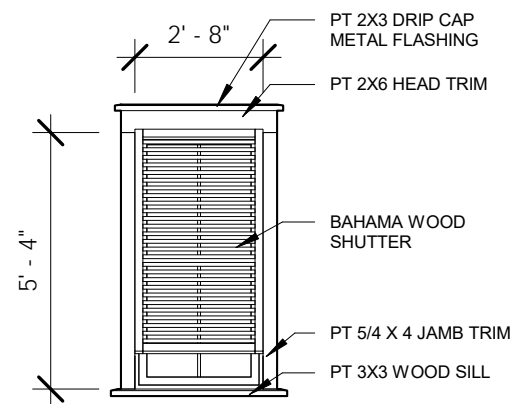
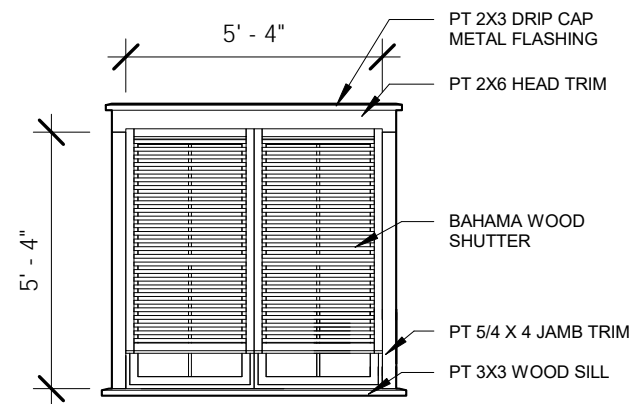
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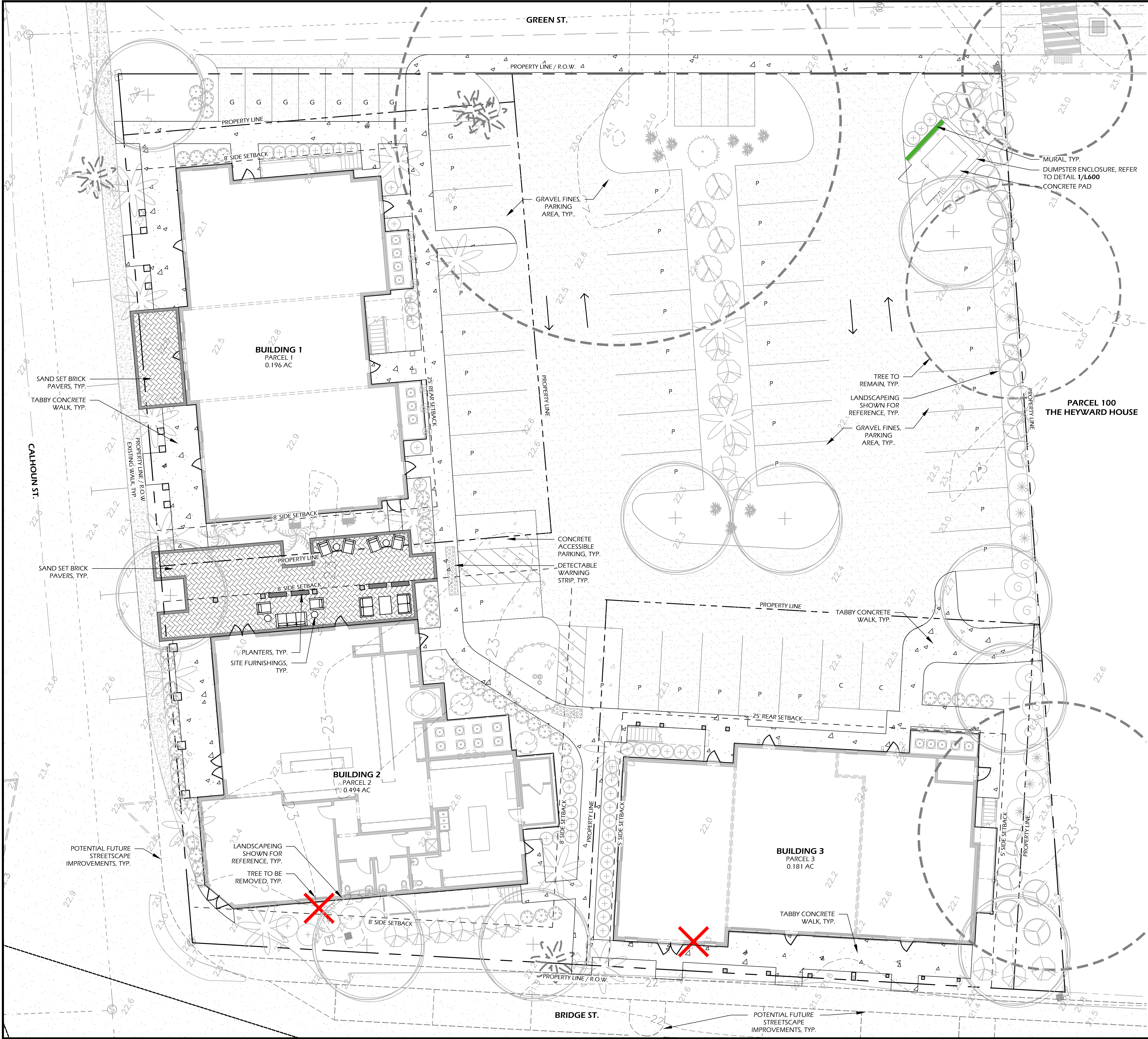
① TYP. SERVICE YARD DETAIL
1" = 1'-0"

71 CALHOUN STREET-
BUILDING 1

08/17/2020



① TYPICAL WINDOW
1/4" = 1'-0"



REQUIRED PARKING			
DESCRIPTION	S.F. / UNIT	REQUIREMENTS	PARKING SPACES
RESTAURANT	3,500 S.F.	6 SPACES/1,000 S.F.	21
RETAIL	6,635 S.F.	2 SPACES/1,000 S.F.	13
APARTMENT	12 UNITS	2 SPACES/UNIT	24
TOTAL REQUIRED SPACES			58

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR	37
ACCESSIBLE CAR / VAN	3
COMPACT CAR	2
GOLF CART	11
ON STREET PARKING	6
TOTAL PARKING SPACES	59

NOTE:
1. 25% OF PARKING AREA MAY BE DESIGNATED AS GOLF CART SPACES (5.11.4 TOWN OF BLUFFTON U.D.O.).
2. 25% OF 59 SPACES IS 15 SPACES

Wimer Jones-Keefe

landscape architecture

land planning

www.wjkltd.com

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SITE DEVELOPMENT PLANS
FOR

71 CALHOUN STREET

BLUFFTON, SOUTH CAROLINA

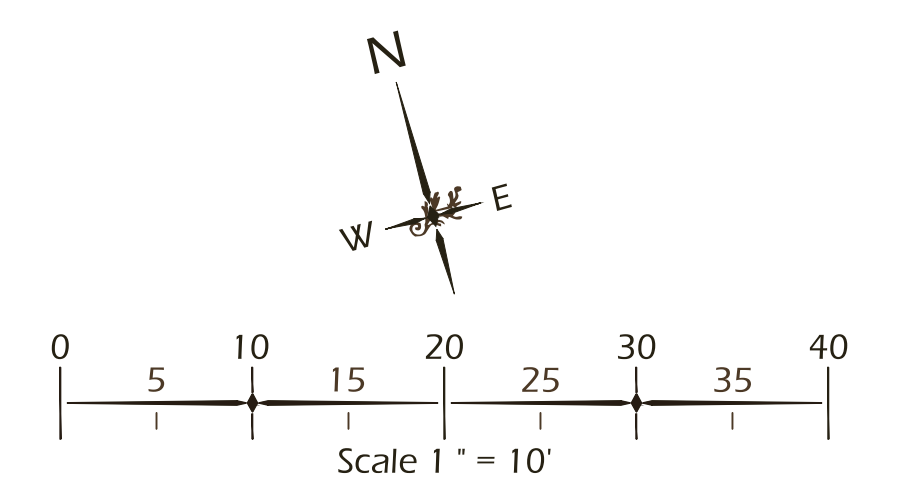
DATE: AUG. 17, 2020
PROJECT NO.: 17126.01
DRAWN BY: MY / JM
CHECKED BY: WM

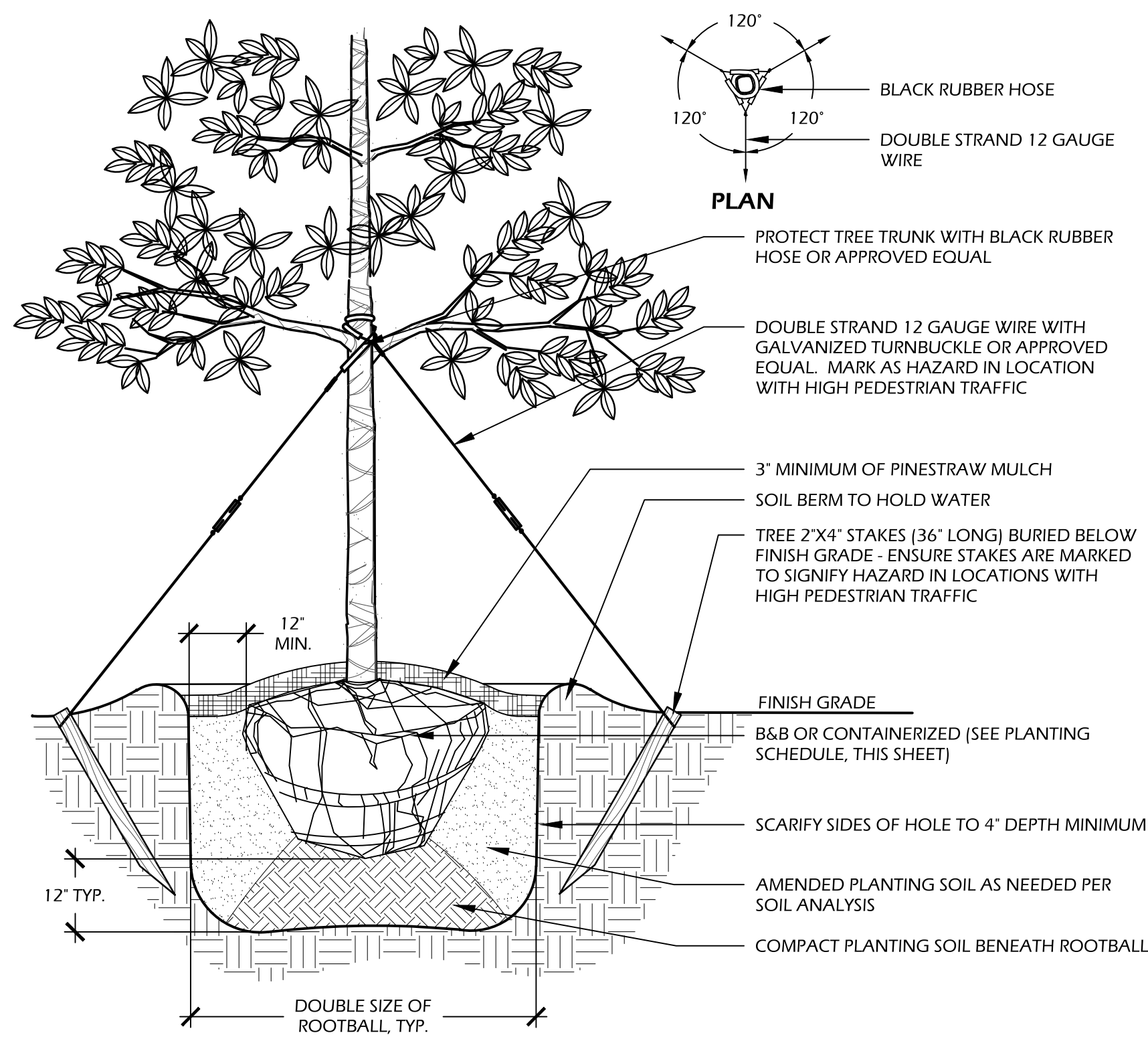
AMENDED D.R.C.
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REVISIONS:

DRAWING TITLE
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L11

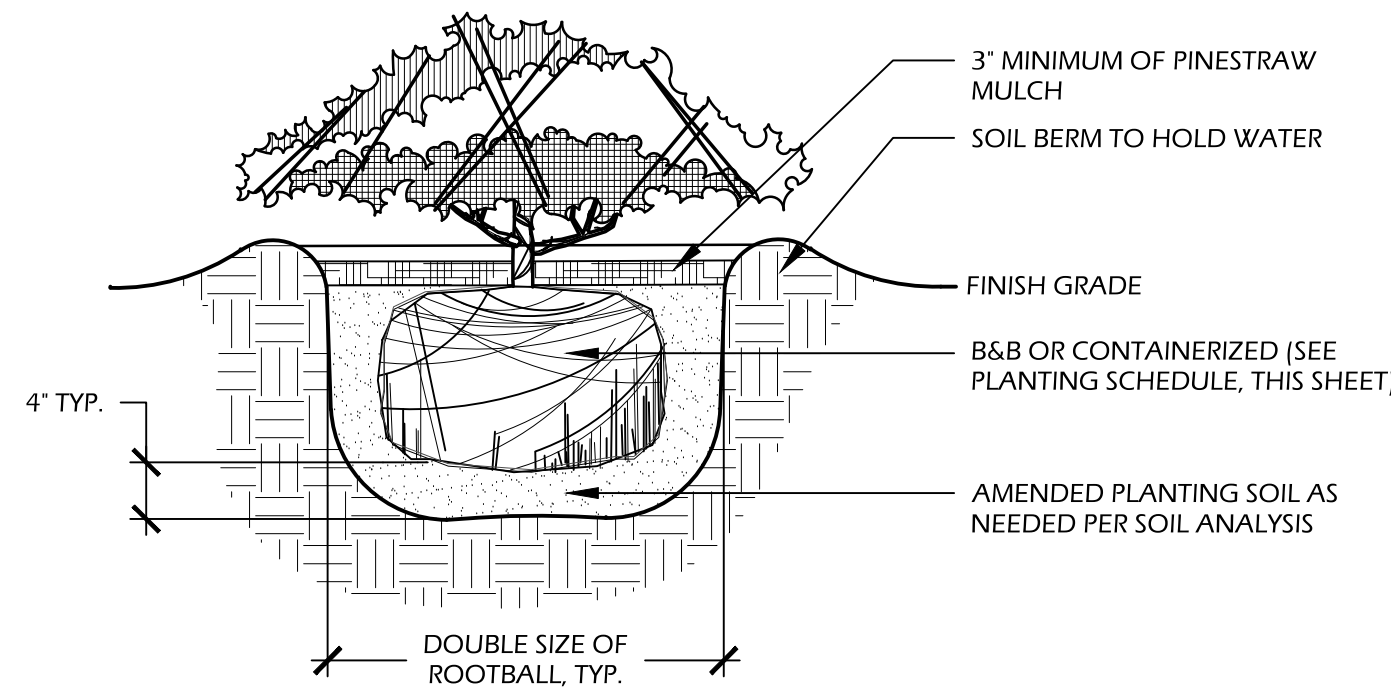




- NOTES:**
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING

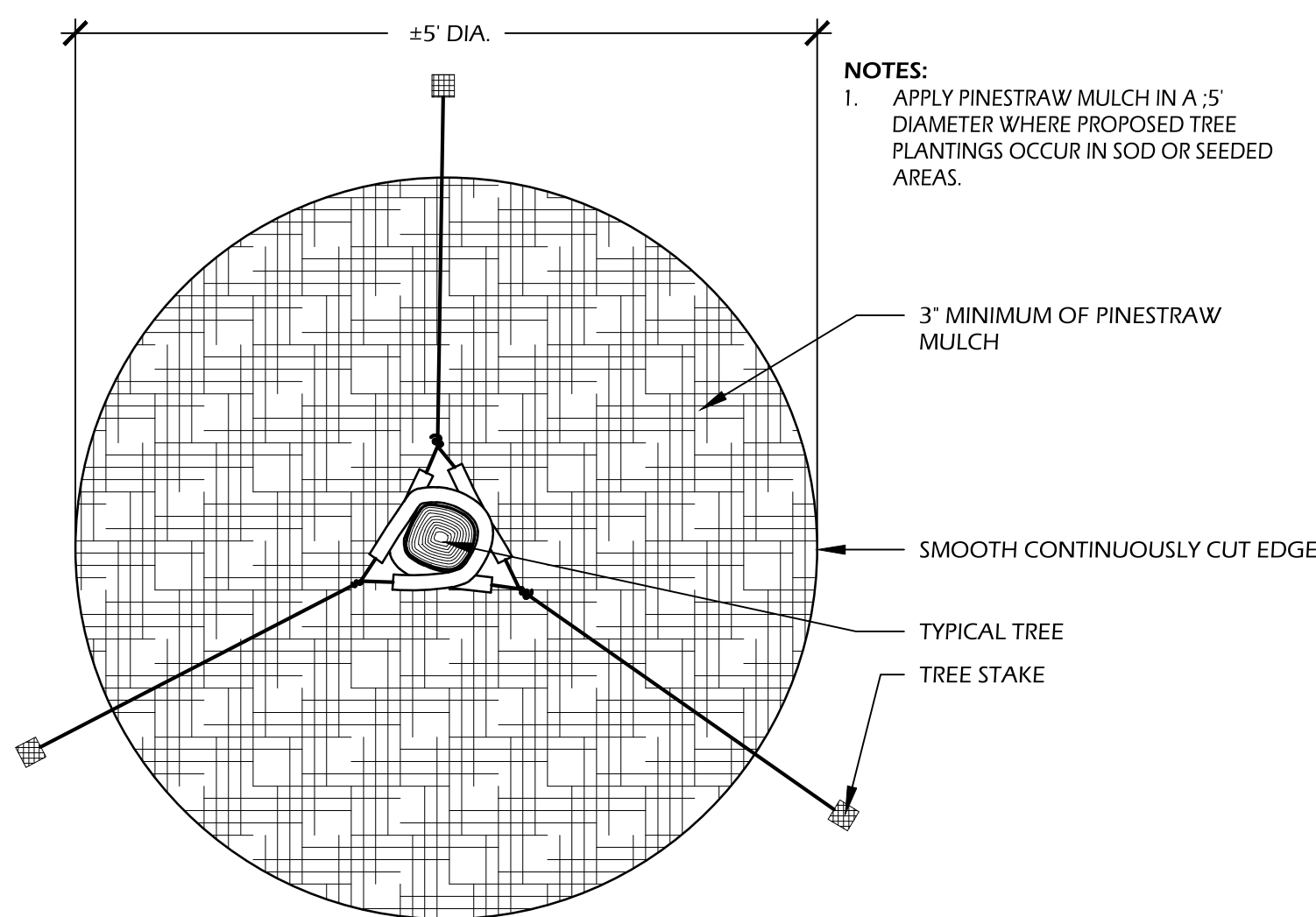
SCALE: N.T.S.



- NOTES:**
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

2 // L501 SHRUB PLANTING

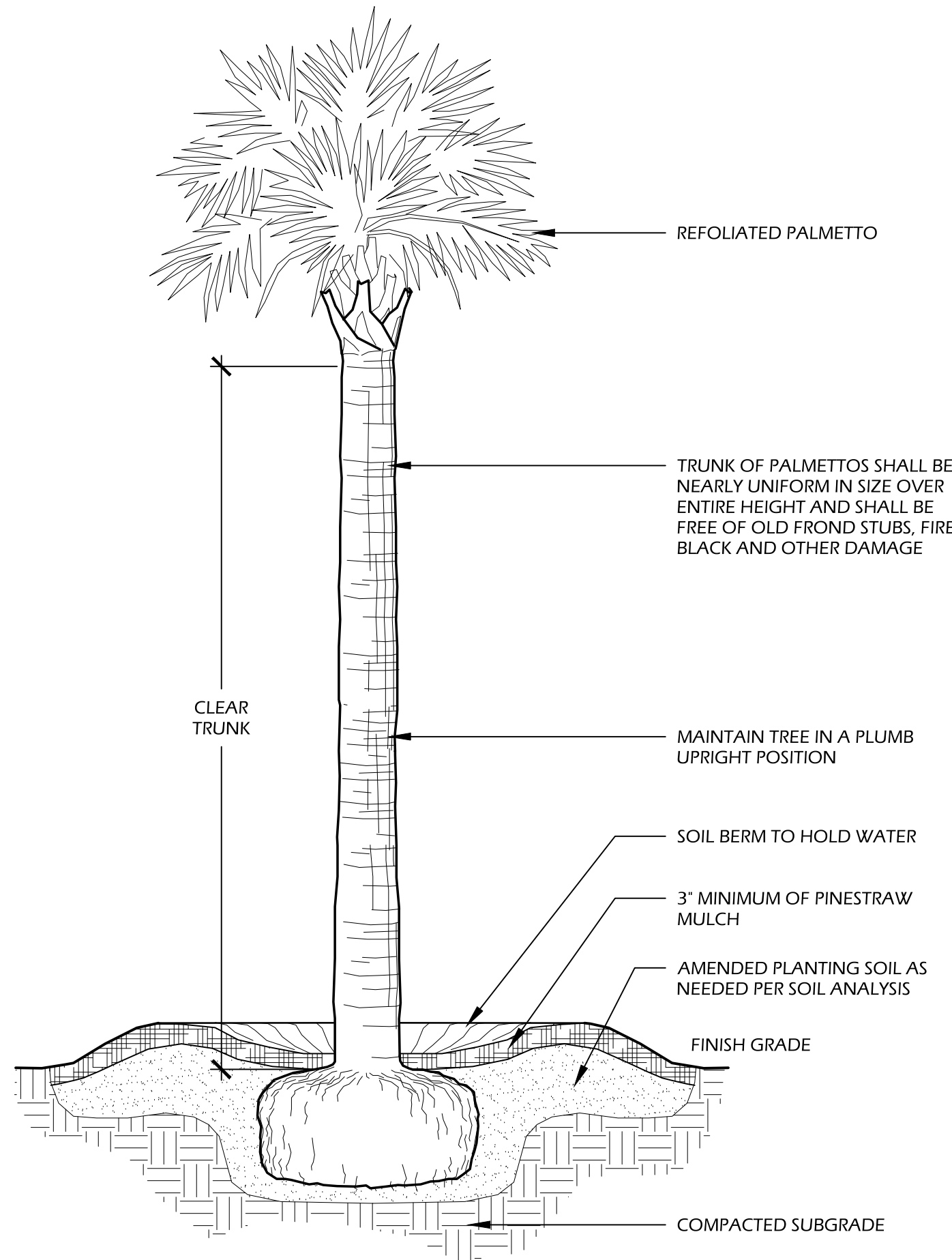
SCALE: N.T.S.



- NOTES:**
1. APPLY PINESTRAW MULCH IN A 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

3 // L501 TREE STAKING

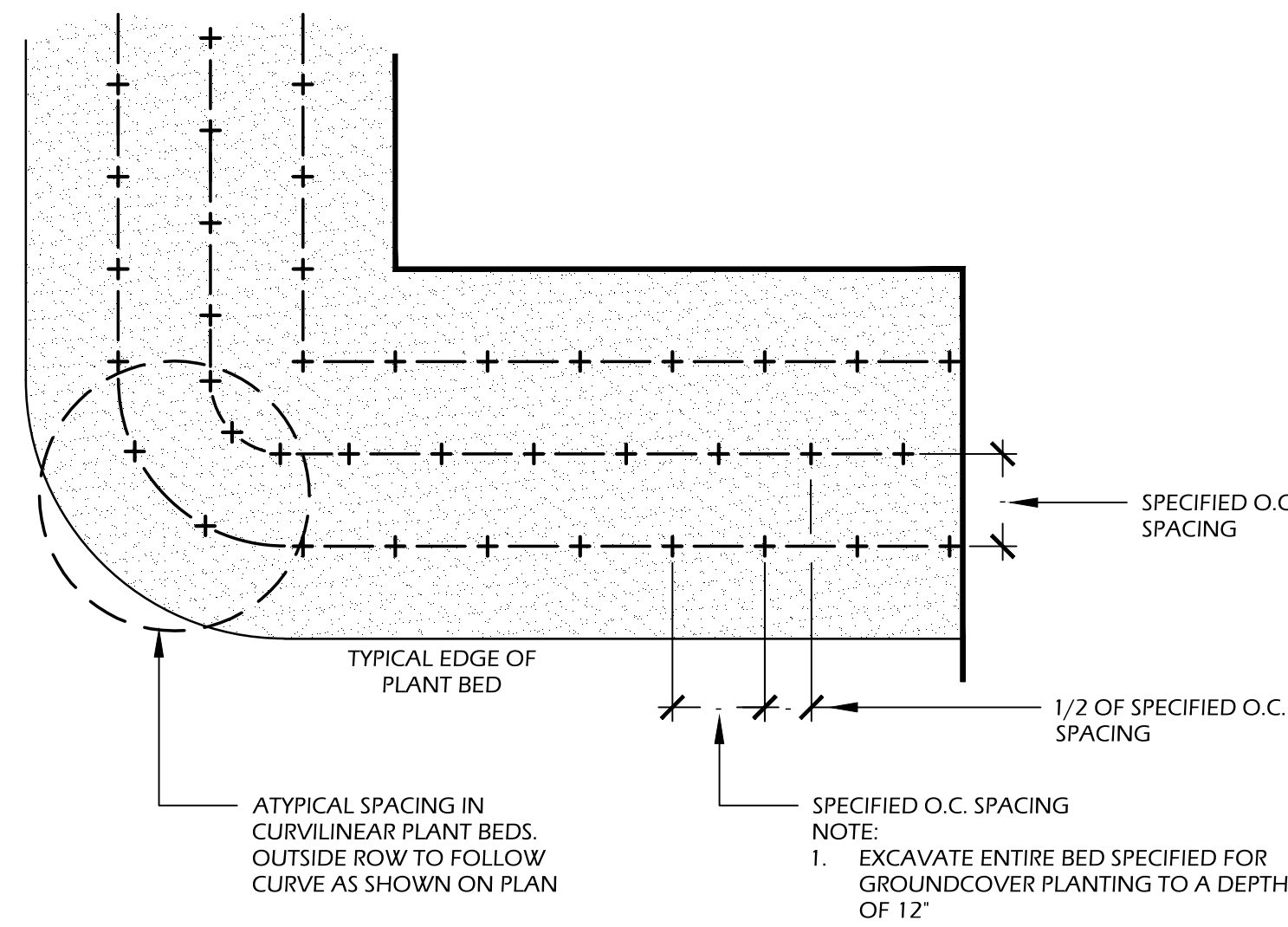
SCALE: N.T.S.



- NOTES:**
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

4 // L501 PALM TREE PLANTING

SCALE: N.T.S.



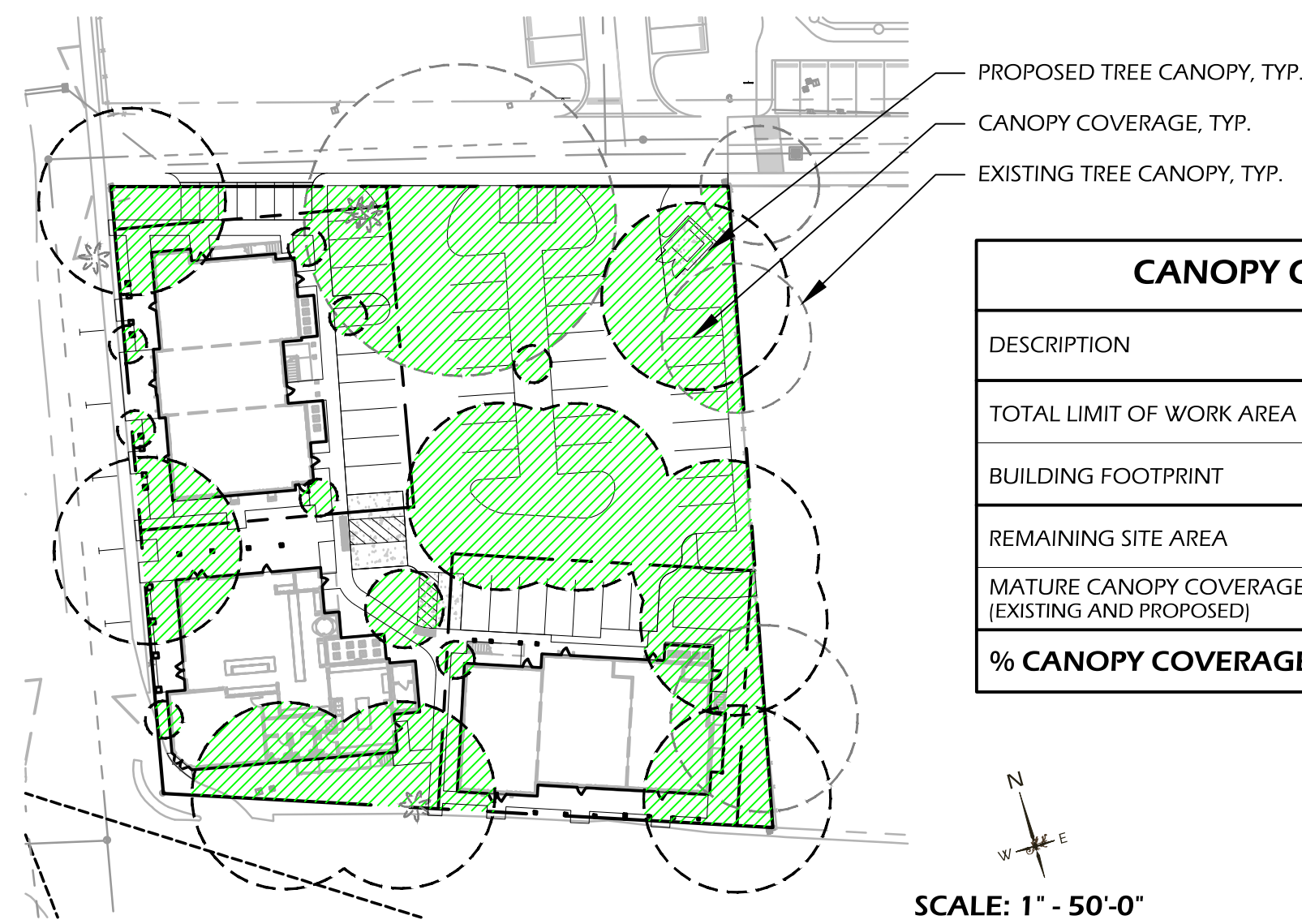
5 // L501 GROUND COVER PLANTING

SCALE: N.T.S.

PLANT SCHEDULE:

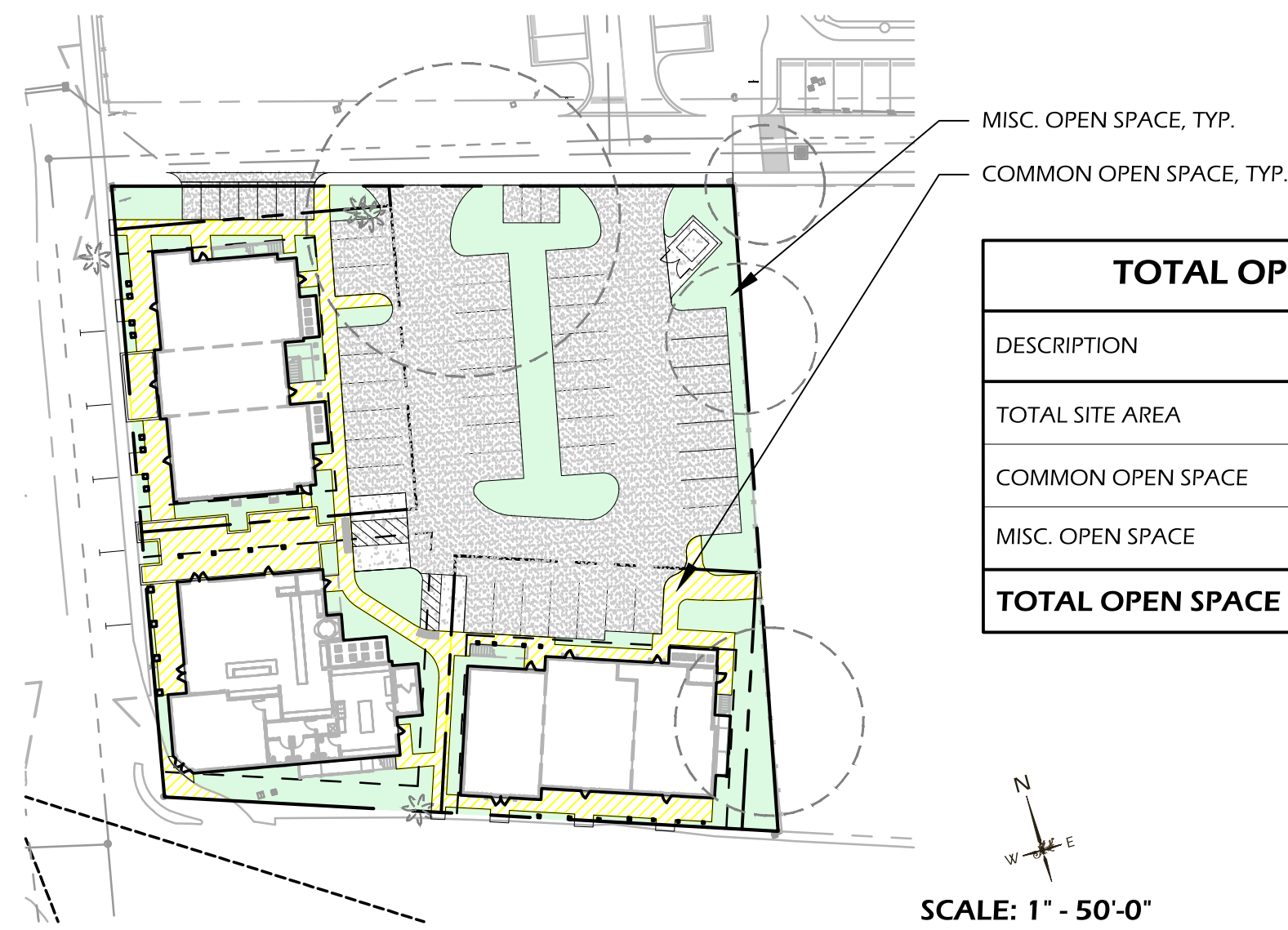
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal/Spacing	Notes
TREES								
10	QUEV	Quercus virginiana	Live Oak	12'-14'	5'-6'	Cont.	3"	Full
16	SABP	Sabal Palmetto	Cabbage Palm	14'-16'	-	Cont.	-	Refoliated
UNDERSTORY TREES								
1	CHIV	Chionanthus virginicus	Fringe Tree	6'-7'	3'-4'	30 gal.	-	Full
2	LIVC	Livistona chinensis	Chinese Fan Palm	4'-5'	2'-3'	15 gal.	-	Full
SHRUBS								
18	AZAI	Azalea indica 'Formosa'	Formosa Azalea	3'-4'	30'-36"	15 gal.	-	Full
6	AZIM	Azalea indica 'Mrs. G. G. Gerbing'	Mrs. G. G. Gerbing Azalea	3'-4'	30'-36"	15 gal.	-	Full
3	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full, Red Flowering Variety
5	CASS	Camellia sasanqua 'Shishi Gashira'	Shishi Gashira Sasanqua Camellia	18'-24'	18'-24"	3 gal.	-	Full
53	ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18'-24'	18'-24"	7 gal.	-	Full
5	ILLP	Illicium parviflorum	Yellow Anise	30'-36"	24'-30"	7 gal.	-	Full
15	LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	30'-36"	24'-30"	7 gal.	-	Full
1	OSMF	Osmanthus fragrans	Fragrant Tea Olive	4'-5'	2'-3'	15 gal.	-	Full
49	PODM	Podocarpus macrophyllus	Podocarpus	36'-42"	24'-30"	15 gal.	-	Full
9	SERR	Serenia repens	Saw Palmetto	24'-30"	18'-24"	15 gal.	-	Full
8	VIBO	Viburnum odoratissimum	Sweet Viburnum	3'-4'	30'-36"	15 gal.	-	Full
5	VIBS	Viburnum suspensum	Sandankwa Viburnum	30'-36"	24'-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
65	DRYE	Dryopteris erythrosora	Autumn Fern	10'-12"	8'-12"	1 gal.	24" O.C.	Full
50	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
34	ALPZ	Alpinia zerumbet	Variegated Shell Ginger	12'-18"	8'-12"	1 gal.	24" O.C.	Full
62	DIEI	Diets iridioides	White African Iris	12'-18"	8'-12"	1 gal.	24" O.C.	Full
31	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12'-16"	8'-12"	1 gal.	24" O.C.	Full
39	LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope	12'-16"	8'-12"	1 gal.	18" O.C.	Full
241	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full
9	TRAJ	Trachelospermum jasminoides	Confederate jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full, Train to grow up fence
MULCH								
9,290	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

TREE CANOPY DIAGRAM:



CANOPY COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	39,350 S.F.
BUILDING FOOTPRINT	10,135 S.F.
REMAINING SITE AREA	29,215 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	21,888 S.F.
% CANOPY COVERAGE (75% MIN.)	75%

OPEN SPACE DIAGRAM:



TOTAL OPEN SPACE SUMMARY			
DESCRIPTION	SF	%	REQUIRED %
TOTAL SITE AREA	39,350 S.F.		
COMMON OPEN SPACE	±5,620 S.F.	14%	10%
MISC. OPEN SPACE	±8,404 S.F.	21%	10% MIN.
TOTAL OPEN SPACE %		35%	20%

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SITE DEVELOPMENT PLANS FOR 71 CALHOUN STREET BLUFFTON, SOUTH CAROLINA

DATE: AUG. 17, 2020
PROJECT NO.: 17126.01
DRAWN BY: MY / JM
CHECKED BY: WM

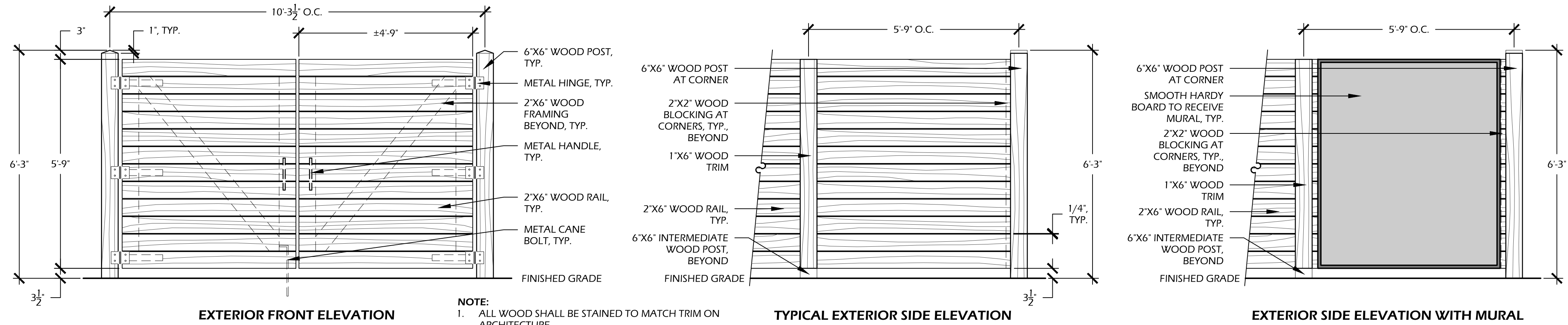
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PLAN-03, NOT FOR
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REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND
DETAILS

DRAWING NUMBER
L501

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1 // L600 DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

SITE COVERAGE TABLE					
DESCRIPTION	LOT 1	LOT 2	LOT 3	COMMON 1	COMMON 2
TOTAL BUILDING FOOTPRINTS	3,350 S.F.	3,500 S.F.	3,285 S.F.	0 S.F.	0 S.F.
TOTAL IMPERVIOUS DRIVES, WALKS, PATHS	1,278 S.F.	1,420 S.F.	935 S.F.	56 S.F.	14 S.F.
TOTAL OPEN / COVERED PATIO	617 S.F.	780 S.F.	617 S.F.	0 S.F.	0 S.F.
TOTAL IMPERVIOUS COVERAGE	5,245 S.F.	5,700 S.F.	4,837 S.F.	56 S.F.	14 S.F.
TOTAL SITE S.F.	8,536 S.F.	21,537 S.F.	7,872 S.F.	881 S.F.	523 S.F.
% SITE COVERAGE	61%	26%	61%	0.6%	0.3%

OPEN SPACE TABLE (INDIVIDUAL LOTS)					
DESCRIPTION	LOT 1	LOT 2	LOT 3	COMMON 1	COMMON 2
TOTAL SITE AREA	8,536 S.F.	21,537 S.F.	7,872 S.F.	881 S.F.	523 S.F.
COMMON OPEN SPACE (10% MIN. REQUIRED)	1,980 S.F. (23%)	2,049 S.F. (10.0%)	1,481 S.F. (19%)	96 S.F. (11%)	14 S.F. (0.3%)
MISC. OPEN SPACE (10% MIN. REQUIRED)	1,185 S.F. (14%)	5,094 S.F. (23%)	1,281 S.F. (16%)	335 S.F. (38%)	509 S.F. (97%)
TOTAL OPEN SPACE % (20% REQUIRED)	37%	33%	35%	49%	97.3%



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FOR
71 CALHOUN STREET
BLUFFTON, SOUTH CAROLINA

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DRAWN BY:	MY / JM
CHECKED BY:	WM

AMENDED D.R.C.
SUBMITTAL
PLAN-03, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L600



















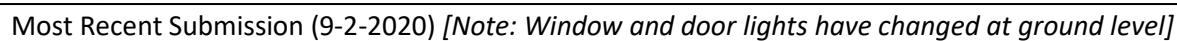


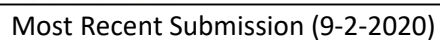
BUILDING COMPARISON TABLE

Building Name	Address	Size, Square Feet (SF)	Height, Stories	Use	Year Built	Contributing Structure?
May River Montessori Building 1	60 Calhoun Street	3,224	2	School	1967 2010	No
May River Montessori Building 2	62 Calhoun Street	7,068	2	School (Day Care)	1977 2016	No
Moonlit Lullaby	55 Bridge Street	3,420	2	Commercial	2019	No
Fripp-Lowden House	80 Calhoun Street	2,165	1	Residential	1909	Yes
Seven Oaks	82 Calhoun Street	1,230	2	Commercial	1850	Yes
57 Calhoun Street Main Home	57 Calhoun Street	988	1	Residential	1962	No
57 Calhoun Street Carriage House	57 Calhoun Street	560	2	Residential	1968	No
Peeples' Store	56 Calhoun Street	2,106	1.5	Mixed-Use	1904	Yes
55 Calhoun Street	55 Calhoun Street	3,060	2	Restaurant	2005	No
40 Calhoun Street	40 Calhoun Street	4,360	2	Mixed-Use	2008	No
20 Calhoun Street	20 Calhoun Street	3,816	2	Mixed-Use	1890	Yes
15 Captains Cove – Building 1	15 Captains Cove	4,366	2	Commercial	2008	No
15 Captains Cove – Building 2	15 Captains Cove	550	1	Commercial	2008	No
15 Captains Cove – Building 3	15 Captains Cove	1,484	1.5	Commercial	2009	No
15 Captains Cove – Building 4	15 Captains Cove	790	1	Commercial	2009	No
Heyward House	70 Boundary Street	2,539	1.5	Commercial	1840	Yes

BUILDING COMPARISON TABLE

Building Name	Address	Size, Square Feet (SF)	Height, Stories	Use	Year Built	Contributing Structure?
Heyward House – Out Building 1	70 Boundary Street	160	1	Commercial	1930	Yes
Heyward House – Out Building 2	70 Boundary Street	228	1	Commercial	1840	Yes
14 Church Street	14 Church Street	4,745	2.5	Mixed-Use	2020	No
16 Church Street	16 Church Street	5,015	2.5	Mixed-Use	--	No
71 Calhoun Street – Building 1 – PROPOSED	<i>71 Calhoun Street</i>	<i>7,500</i>	<i>2.5</i>	<i>Mixed-Use</i>	<i>n/a</i>	<i>n/a</i>
71 Calhoun Street – Building 2 – PROPOSED	<i>71 Calhoun Street</i>	<i>7,850</i>	<i>2</i>	<i>Mixed-Use</i>	<i>n/a</i>	<i>n/a</i>
71 Calhoun Street – Building 3 – PROPOSED	<i>71 Calhoun Street</i>	<i>7,620</i>	<i>2.5</i>	<i>Mixed-Use</i>	<i>n/a</i>	<i>n/a</i>





East (Rear-Parking Lot) Elevation Comparison

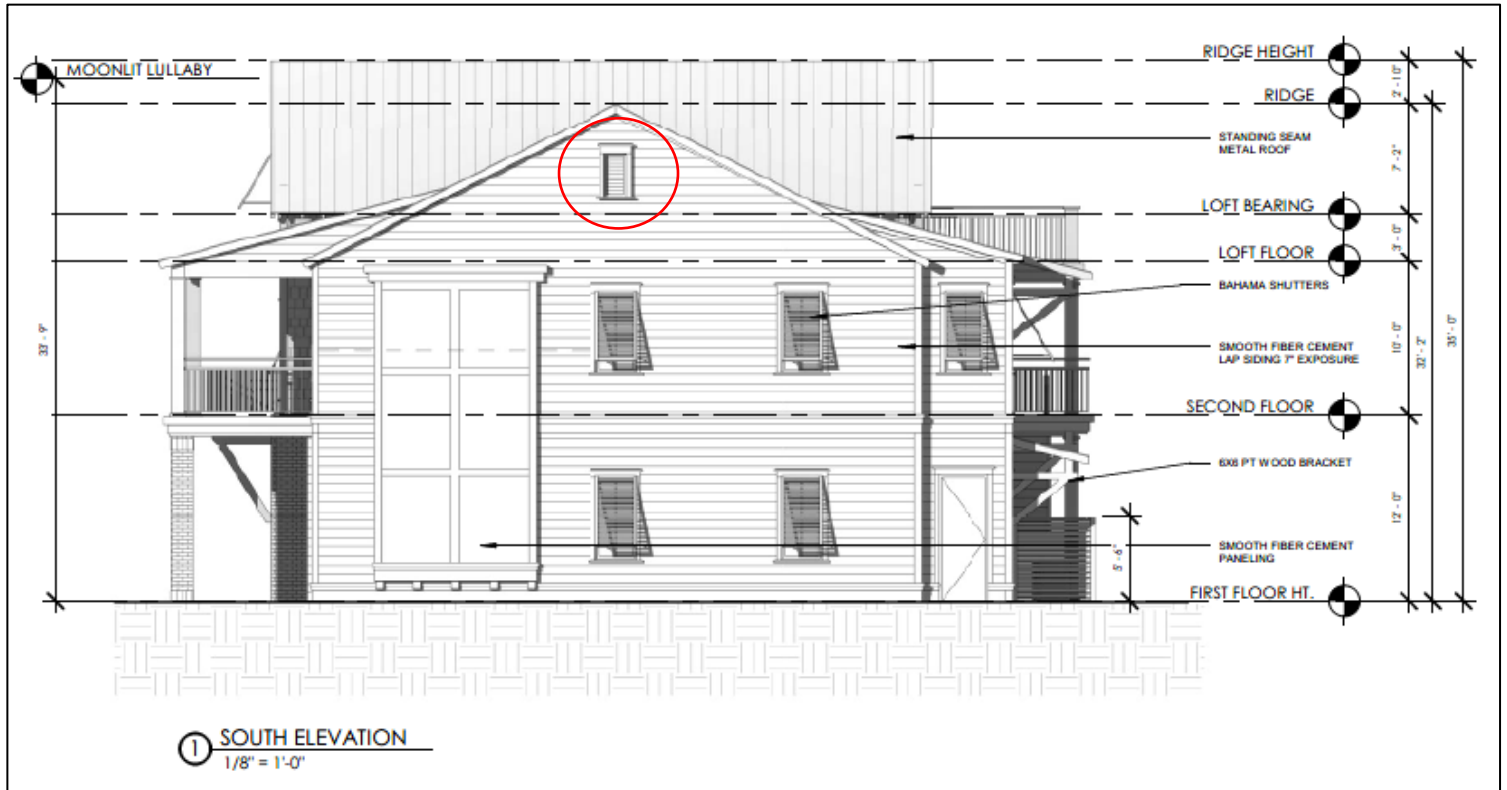


Most Recent Submission (9-2-2020)

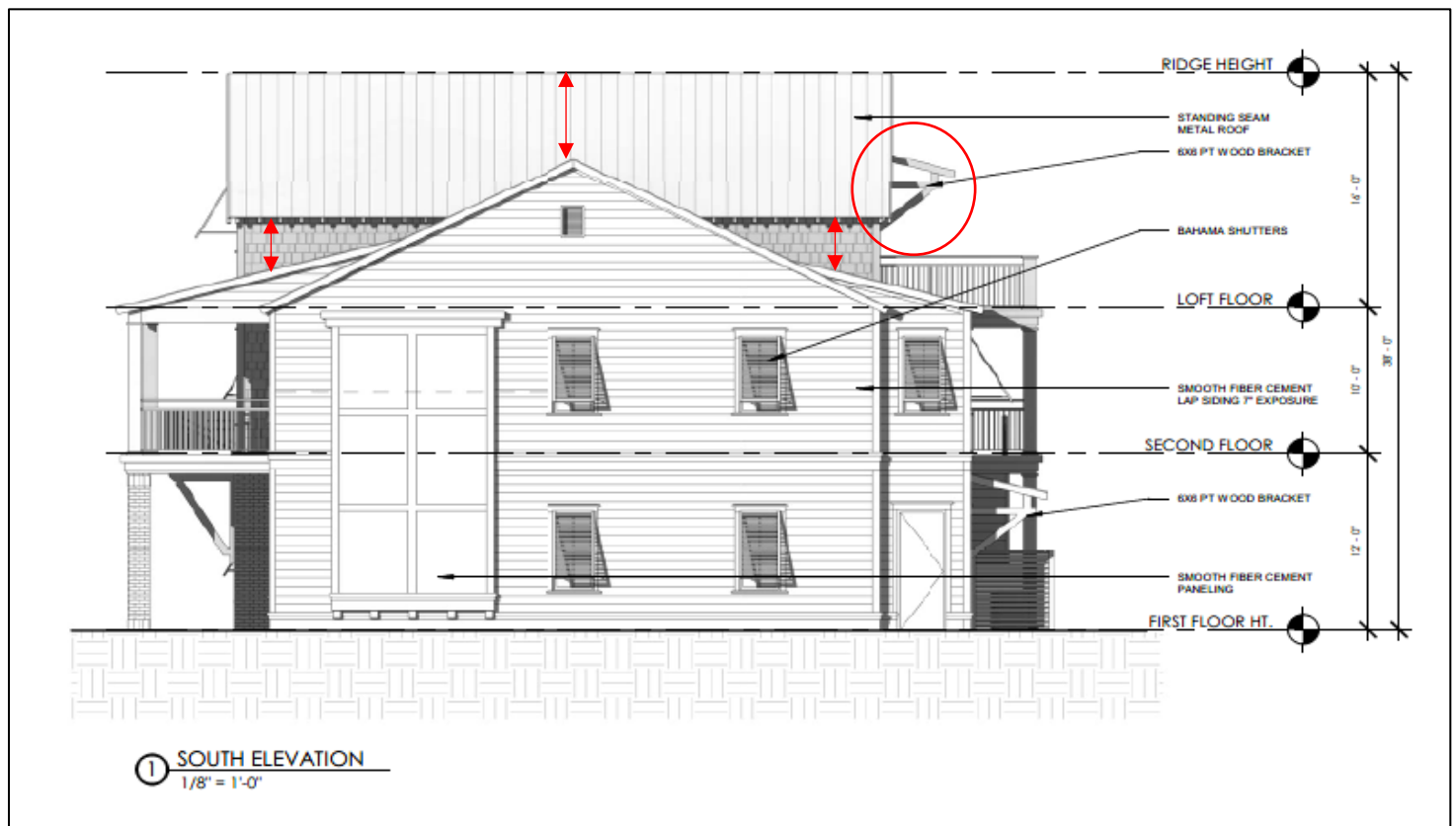


Previous Submission (Reviewed by HPC 8-5-2020)

South (Facing Building 2) Elevation Comparison



Most Recent Submission (9-2-2020)



Previous Submission (Reviewed by HPC 8-5-2020)

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	September 24, 2020
PROJECT:	71 Calhoun Street, Building 2– New Construction: Mixed-Use
APPLICANT:	Court Atkins Group
PROJECT MANAGER:	Heather L. Colin, Director of Growth Management

APPLICATION REQUEST: The Applicant, Court Atkins Group on behalf of Cunningham, LLC, requests that the Historic Preservation Commission approve the following application:

1. **COFA-12-19-013784.** A Certificate of Appropriateness to construct a new mixed-use building of approximately 7,734 sf located at the intersection of Bridge Street and Calhoun Street in the Old Town Bluffton Historic District and zoned Neighborhood Center – HD.

Note: This application was continued from the August 5, 2020 Historic Preservation Commission (HPC). The reason for the continuation is explained in the background section of this report.

BACKGROUND: The building, “Building 2,” which is subject to this application, is one of three buildings being proposed at the lot currently addressed 71 Calhoun Street and identified by parcel number R610 039 00A 0099 0000. As provided in Unified Development Ordinance (UDO) Sec. 4.2.11, the purpose and intent of the NCE-HD District is:

A. “The NCE-HD district is the historic center of shops, residences, and workplaces in the Old Town Bluffton Historic District. *The zone has been created to protect the historic and eclectic character of the area* [emphasis added].

B. The continued reuse of historic structures will help to create a complete mixed-use environment and *careful infill development that will respect the existing buildings with regards to building placement, massing and scale* [emphasis added]. The NCE-HD district is a place

where the greatest range of traditional building types are expected and encouraged.”

As required by Article 3 of the UDO, a Development Plan is required for the overall site development, as well as a Certificate of Appropriateness-HD (COFA) for the architecture. The Development Plan (DP-11-17-011473) was approved based on a previous submission to address site planning including, but not limited to landscaping, drainage, parking, and circulation. An amendment to the Development Plan has been submitted and is under review. In addition to a COFA for each building and the amended Development Plan, a Subdivision is required as within the -HD zoning districts as only one primary structure is permitted per lot.

On November 18, 2019, Building 1 was reviewed by the Historic Preservation Review Committee (HPRC) and comments were provided to the Applicant. The Applicant made revisions and resubmitted a new conceptual application.

On January 13, 2020, the HPRC reviewed the revised conceptual application, along with conceptual applications for Buildings 2 and 3. Again, the Applicant revised the plans and submitted Final COFA applications for each building. As the changes were expansive, the UDO Administrator determined the applications be brought back before the HPRC for review prior to being heard by the full Historic Preservation Commission. The comments focused on the mass and scale of the buildings, as well as architectural details and that all needed to be readdressed to be compatible with the Old Town Master Plan and the UDO.

On May 4, 2020, the HPRC reviewed the final applications for the three COFA applications for the construction of three, two and one-half (2.5) story buildings of approximately 8,000 SF each on the property identified by tax map number R610 039 00A 0099 0000 (COFA-10-19-013647, COFA-12-19-013784, COFA-12-19-013785). After a lengthy discussion by Staff and the HPRC, the Applicant requested the applications be brought before the full HPC as a workshop item to help provide direction on the design of the buildings prior to formal review.

On June 10, 2020 at a Special Meeting of the HPC, the applications for all three buildings were discussed. Discussion centered primarily on the massing and scale of the structures in relation to the surrounding historic and residential structures.

On August 5, 2020, the HPC reviewed the COFA applications for all three buildings, all of which were continued to address comments provided by the HPC and Town Staff. With regards to Building 2, the HPC had the following comments: 1) Address items indicated in the staff report; 2) simplify the front façade and the front story columns; 3) modify the upper floor shutter to match other shutters; 4) revise the fence height in the rear service area; and, 6) show a root preservation system for the large oak on the Landscape Plan. As other adjustments have been made that are not identified in the Narrative, Town Staff conducted a complete review of the resubmitted application.

In response to the HPC, the Applicant provided a Narrative (Attachment 3) to explain how these conditions have been addressed, including additional modifications made, as well as revised building plans/elevations (Attachment 6). Some additional building perspectives have also been provided. (Attachment 8).

INTRODUCTION: The Applicant proposes to construct a mixed-use building on a 0.89-acre lot located at the northeast corner of the intersection of Bridge Street and Calhoun Street (Attachment 1). The structure would be located at this corner and have building frontage on both streets. The proposed lot frontage on Calhoun Street, the primary frontage, is 86.7 feet; on Bridge Street, the secondary frontage, the lot width would be 88.1 feet. The property is in the Old Town Bluffton Historic District, a local historic district, a portion of which is also a National Register Historic District (NRHD). The adjacent property to the east (Heyward House and outbuildings) and the properties directly across Calhoun Street are located in the NRHD. Heyward House is a contributing structure to both historic districts.

The proposed building is intended for mixed-use (ground floor commercial and upper story residential) and is 7,734 total square feet (SF), with a ground floor building footprint of 3,492 SF. Initially, an 8,000 SF building was proposed with a 3,500 SF footprint (a reduction of 266 SF and 8 SF, respectively).

Building 2 is proposed to have a 2-story side-facing gable roof with a gabled ell along Bridge Street. A 2.5-story projection is located at the southwestern corner under a gabled roof facing Calhoun Street. The structure features a two-story porch along Calhoun Street under a shed roof with a colonnade below. It also features a cantilevered balcony supported by brackets beginning on the corner projection facing Calhoun Street and wrapping around the Bridge Street side. There are two balconies on the East (rear) Elevation with a brick chimney near the interior corner of the ell.

The proposed building attempts to reflect the vernacular characteristics of Bluffton by integrating a variety of typical architectural forms and features such as gable and shed roofs, residential balconies over first floor colonnades and traditional fenestration patterns. The building incorporates materials used throughout Old Town Bluffton Historic District, including metal roofs, horizontal hardi-siding, operable shutters, hardi-shingle and brick columns.

Modifications not identified in the Narrative include: 1) East Elevation: wider spacing of the columns on the second story balcony; 2) East Elevation: the appearance of four louvered panels instead of three to screen the area underneath the second story balcony; 3) North Elevation: The addition of a window at the ground level with an awning; 4) North Elevation: the addition of a double door instead of a single door; 5) South Elevation (Bridge Street): The addition of a window at the ground level; and, 6) South Elevation (Bridge Street): The addition of a column at ground level.

REVIEW CRITERIA & ANALYSIS: UDO Section 3.18.(Certificate of Appropriateness – Historic District) describes the procedures and standards to facilitate the review of

new construction within the Old Town Bluffton Historic District. The objectives in UDO Sec. 3.18.1 (Intent), in addition to the applicable review criteria in Sec. 3.18.3 (Application Review Criteria) must be considered by Town Staff and the Historic Preservation Commission. Findings are based on a review of the most recent plans provided by the Applicant dated August 17, 2020.

I. 3.18.1 Intent

- A. Maintenance of education, cultural and general welfare of the public through preservation, protection and enhancement of the old, historic, and/or architecturally significant structures and areas in the Old Town Bluffton Historic District.
- B. Maintenance of historic structures as visible reminders of the history and cultural heritage of the Town of Bluffton as well as the Lowcountry region in accordance with the standards set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and
- C. *Ensure that proposed activities foster the development of quality and innovative designs that respect and complement the **eclectic** character of the Old Town Bluffton Historic District [emphasis added].*

II. 3.18.3 Application Review Criteria

The following criteria must be considered by the HPC in assessing an application for a COFA – HD. Town Staff has reviewed the Application and provided the following findings.

A. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.

As noted in the Master Plan "The Town strives to achieve economic vitality through development and redevelopment while ensuring that Bluffton's community character and historical heritage are preserved. Given recent growth and development pressures in the Town and region, the Old Town Master Plan is intended to provide a blueprint for future infill development in Old Town that reflects the eclectic character of the area and a sustainable pattern of settlement." The Master Plan further states that it is a guide for the "long-term evolution" of Old Town Bluffton.

Key sections from the Old Town Master Plan are provided below, followed by findings relative to Building 2, which are supported by analysis provided further in this report.

1. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as **important to add to the built**

environment in a way that makes Old Town more complete [emphasis added].”

2. “The natural and physical characteristics of Old Town are what make **Bluffton special**. Residents treasure the quality of life and community character of everyday life in Old Town. As Old Town continues to grow and evolve, it is **crucial to preserve and protect the legacy that so many Blufftonians treasure**. What the Town does now will [a]ffect generations of Bluffton residents for years to come [emphasis added].”
3. To nurture memorable streets, “Every street in Old Town is important. Within the network of streets, **there are certain streets that should be showcased, protected, and thought about with even more care. These streets include Calhoun Street**, Boundary Street, May River Road, Bridge Street, Wharf Street, and Pritchard Street. Each street is identified as a signature connection within Old Town. These streets should receive priority in regards to investment and a careful examination of the rules [emphasis added].”
4. The Old Town Master Plan initiatives led to the adoption of a form-based code. **A form-based code prioritizes building form and its relationship to the public realm and nearby buildings through mass, scale and high-quality, human-scale materials**. Adherence to the standards in Article 5 of the UDO helps to ensure that new development will be harmonious with existing development and development patterns within Old Town Bluffton Historic District [emphasis added].
5. “Your trees, your river, and the character of your town, given off by your beautiful historic buildings and the new ones that relate to them, is actually the franchise - the key to your economy. Your environment is your economy. **Decisions made now, and in the future, should be driven by preservation and protection**. It is good for maintaining the community character and quality of life that makes Old Town what it is today, and it contributes to the economic success and stability of the Town [emphasis added].”

Findings. By utilizing materials and fenestration drawn from the Bluffton vernacular, the building is designed to be sympathetic to the architectural character of neighboring structures, including nearby Heyward House and its outbuildings. Its addition to the architectural diorama of Old Town will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

However, to ensure “completeness,” the building’s design, especially its mass and scale, must be guided by its surroundings in addition to the

standards for the NCE-HD zoning district. Although the building design introduces the smaller distinct masses with separate rooflines, the massing and scale of the structure, together the lack of articulation along a portion of the Bridge Street elevation and the ground floor on the North Elevation suggests a building that is not in harmony with its surroundings.

To comply with the Old Town Master Plan, it is critical that general principles of urban design (particularly massing, scale and height) are contextually appropriate, even if the standards for district and building type may be more permissive. A form-based code emphasizes the relationship between a building and its surroundings, which vary by street and even street sections. While new development is desired and good for the Town and its residents, it must be integrated into the Old Town Bluffton's existing development fabric rather than stand apart from it. And while the mass and scale of Building 2 is proportionate to Buildings 1 and 3, also proposed by the Applicant and reviewed as separate COFAs, it is disproportionate in size with surrounding development and non-civic buildings in Old Town Bluffton outside of the Neighborhood Core-HD District. Approval of the current design of Building 2 could be precedent-setting and could encourage similar unharmonious development in Old Town.

B. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

As indicated in UDO Sec. 5.15.1 (Old Town Bluffton Historic District Intent), the Old Town Bluffton Master Plan (Master Plan) is intended to provide guidance for infill development based on "basic urban design and policy principles." The UDO reflects the Master Plan and is intended to set forth a framework for future development. It is not intended to discourage creativity or force the replication of historic models.

Compliance with Sec. 5.15.5 (General Standards) and Sec. 5.15.6 (Architectural Standards) is required for a COFA-HD application, and it is the charge of the HPC to assess the interpretation of the applicable standards of these sections as they pertain to this COFA-HD application. Sec. 5.15.5 (General Standards) includes the dimensional requirements for each permitted building type within each of the five Old Town Bluffton Historic District zoning districts. Additionally, this section includes general standards that apply to all building types regardless of zoning district, which includes but is not limited to height, mass and scale.

The Applicant's Narrative indicates that Building 2 is an "Additional Building Type with a Main Street Building Typology." As shown in the below table, Building 2 is consistent the characteristics of a Main Street Building Type.

Main Street Building Characteristics	
UDO Sec. 5.15.8.A.	Building 1 as Proposed
General: Detached Mixed Use Building	Detached Mixed Use
Size Range: 2,000 – 8,000 SF	7,734 SF (Initial Submission: 8,000 SF)
Maximum Footprint (not including porches): 3,500 SF	3,492 SF (Initial Submission: 3,500 SF)
Height: 2 – 3 stories	2-2.5 stories
Note/Other <ul style="list-style-type: none"> • A shopfront building • Retail/office space on ground floor • Office/living space on upper levels • Must have an arcade, colonnade, marquee or awning along the front façade (arcades, colonnades are preferred) 	<ul style="list-style-type: none"> • Designed as shopfront (Calhoun Street-full; Bridge Street-partial) • Ground floor restaurant proposed • Upper story residential proposed • Colonnade on Calhoun St elevation

1. Sec. 5.15.5.B (General Standards, Lot/Dimensional Requirements of the Neighborhood Center Historic District)

As stated in the introduction paragraph to Sec. 5.15.5, “[t]he existing or proposed building type shall determine the applicable lot standards.” The Applicant proposes use of certain dimensional requirements that are intended for Additional Building Types, thus the Applicant’s designation of the building as an “Additional Building Type with a Main Street Building Typology.” A comparison of the required Additional Building Type standards and those proposed for Building 2 are provided in the below table.

Additional Building Type Lot/Dimensional Standards for the NCE-HD District		
UDO Sec. 5.15.8.B.		
Standard	Required	Building 2 as Proposed
Front Build-to Zone	0 - 25’ ft	Calhoun Street: Complies Bridge Street: Complies
Lot Width	30 – 100 ft	Calhoun Street: 86.7 ft Bridge Street: 88.1 ft
Frontage Requirement	Determined by UDO Administrator	Calhoun Street: 70% provided Bridge Street: 82% provided
Rear Setback (from rear property line)	25 ft	The yards along the eastern and northern elevation are treated as side yards because of the corner lot location.
Side Setback (from side property line)	5 ft	8 ft
Height (in stories)	1– 2.5	2.5

Findings. The Plan shows compliance with the lot and dimensional requirements for the Additional Building Type; however, the Bridge Street frontage is shown as a side yard rather than a secondary frontage because it is a corner lot. The elevation shows that a portion this façade, closest to Calhoun Street, is treated as a shopfront while the remainder transitions to “the more residential detailing” although the building is not adjacent to a residential use, is directly across Bridge Street from a mixed-use building with a shopfront the entirety of its ground floor, and would be adjacent to an 80-foot long mixed-use building that is proposed to its east (i.e., Building 3). The HPC must determine if the frontage provided is appropriate.

2. Sec. 5.15.5.F (General Standards)

Certain fundamental urban design principles, as indicated in Sec. 5.15.5.F. are required regardless of building type. These principles serve as the foundation for the lot and building dimensional standards required for the various building types within each of Old Town Bluffton’s zoning districts. In that respect, the principles and dimensional standards must be considered in conjunction with each other. Except for the following, compliance with the principles has been shown:

i. Height.

Per 5.15.5.F.1.a., building heights **and widths** shall be visually similar to those in the neighboring vicinity [emphasis added].

The Applicant revised the ridge height of the gable facing Calhoun Street since the last HPC meeting, as requested, to be within two (2) feet of the Moonlit Lullaby building. Previously, the ridge height was 39 ft for this gable; it is now 35.9 ft (Moonlit Lullaby is 33.9 ft). The ridge height of the side-facing gable has not changed and remains at 33.9 feet. The building width has not changed since the last meeting: it is 60.6 ft along the Calhoun Street frontage, and 71.6 ft along the Bridge Street frontage.

Heights within the neighboring vicinity are 1-2 stories, which is typical of Old Town Bluffton south of May River Road. The tallest building within closest proximity is 55 Bridge Street (Moonlit Lullaby), a mixed-used building at the southeast corner of Calhoun and Bridge Streets that is 33’9” feet at the ridge. Along its Bridge Street frontage, this building is 50 ft wide; along the Calhoun Street frontage it is 30 ft wide.

Directly across these buildings on Calhoun Street is Seven Oaks, a historic building that is two (2) stories in height (height in feet is not known) and ±54 feet in length. The May River Montessori School at the northwest corner of Bridge and Calhoun Streets is 1-2 stories;

along Calhoun Street, the front façade is modulated to break up the expanse of the length (± 85 feet) into smaller components. Although the school was developed before the adoption of the UDO, it must be noted that civic and religious buildings are their own building types and have specific design requirements per UDO Secs. 5.5.15.N. and O. and are not necessarily the most appropriate comparison with regards to height, mass and scale as these buildings are intended to be “monumental” and “should enhance the public realm, rather than take away from it.” Because of their unique character, review is done on a case-by-case basis with an emphasis on placement, scale/height and materials/details.

A 1960s one-story single- family home and two-story carriage house at 57 Calhoun Street are located across Green Street, and the two-story Heyward House and two one-story outbuildings are located on the adjacent lot to the east.

In the Narrative, the Applicant states that the building height was reduced to be similar to other buildings in the NCE-HD district, including a new building at 14 Church Street (which is nearly 3,000 sf less than Building 2). The Fripp-Lowden House (c. 1834) at 48 Bridge Street is cited as a tall building, which is three (3) stories; however, this building height is nonconforming to the NCE-HD district and is an anomaly for the area south of May River Road.

Heights and building widths for other selected mixed-used buildings within the NCE-HD district, and for the building housing Moonlit Lullaby, include the following:

Address & Name	Height (Stories)	Building Width (Lot Width)	Year Built
71 Calhoun St Proposed Bldg 2	2.5	Calhoun: 60.6 ft (86.7 ft) Bridge: 71.6 ft (88 ft)	Proposed
71 Calhoun St Proposed Bldg 1	2.5	79.4 ft (95 ft)	Proposed
71 Calhoun St Proposed Bldg 3	2.5	80 ft (95 ft)	Proposed
55 Bridge Moonlit Lullaby	2	± 50 ft (Bridge) (± 207 ft) ± 30 ft (Calhoun) (78 ft)	2019
20 Calhoun St Planter's Mercantile	2	± 45 ft (± 87 ft)	1890
40 Calhoun St Stonewall Cottage	2	± 38 ft (± 106 ft) [1]	2008
55 Calhoun St The Pearl	2	49 ft (± 82 ft)	2005
14 Church St	2.5	44 ft	2020

		(±60 ft)	
16 Church Street	2.5	44 ft (±65 ft)	Not yet constructed

[1] Four primary buildings share the same lot; two have shared building frontage on Calhoun Street.

For an additional comparison with other buildings, Attachment 9 provides the height and square footage of other buildings in the vicinity.

Finding. At 2.5 stories, Building 2 would be the taller than all buildings on adjacent blocks with the exception of the Moonlit Lullaby Building, which has a building width of 50 feet on Bridge and 30 feet on Calhoun. In comparison, Building 2 is approximately 72 feet along Bridge and 61 feet on Calhoun. These widths are atypical for mixed use buildings in the NCE-HD district. While height could be considered appropriate for Old Town, the length of the street elevations together with the proposed height suggests a building that is incompatible with the objectives of the Old Town Master Plan.

ii. Building Form, Massing and Scale

Sec. 5.15.5.F.2.a. indicates that building mass must have a simple composition of basic building forms that follow a clear hierarchy. Perceived height and mass of large buildings, as stated in Sec. 5.15.5.F.2.c., can be reduced by dividing the building into smaller scale components. Additionally, Sec. 5.15.5.F.2.d., states that simple offsets help to articulate the overall building massing to further reduce the perception of mass and scale.

At 7,734 SF, Building 2 would be one of the largest non-civic or religious buildings in Old Town Bluffton south of May River Road. The square footage and building footprints for other selected mixed-used buildings within the NCE-HD district, and for the building housing Moonlit Lullaby, include the following:

Address & Name of Existing or Proposed Buildings	Overall Square Footage (±)	Building Footprint Square Footage (±)
71 Calhoun St Bldg 2 (Proposed)	7,734 sf	3,492 sf
71 Calhoun St Bldg 1 (Proposed)	7,500 sf	3,350 sf
71 Calhoun St Bldg 3 (Proposed)	7,625 sf	3,285 sf
55 Bridge St Moonlit Lullaby	3,420 sf	1,710 sf

20 Calhoun St Planter's Mercantile	3,816 sf	2,156 sf
40 Calhoun St Stonewall Cottage (Bldg 1)	4,360 sf	2,315 sf
55 Calhoun St The Pearl	3,060 sf	2,124 sf
14 Church St	4,745 sf	1,892 sf
16 Church St (Proposed)	5,015 sf	1,892 sf

The nearest building closest in square footage to Building 2 is the May River Day Care at 60 Calhoun Street with 7,068 sf. A related school building at 62 Calhoun Street is 3,224 sf and has ±85 feet of building frontage along Calhoun Street. A modulated design breaks up the wall expanse into smaller components. Although developed before the adoption of the UDO, it must be noted that civic and religious buildings are their own building types and have specific design requirements per UDO Secs. 5.5.15.N. and O and are not necessarily the most appropriate comparison with regards to mass and scale as these buildings are intended to be "monumental" and "should enhance the public realm, rather than take away from it." Because of their unique character, review is done on a case-by-case basis with an emphasis on placement, scale/height and materials/details.

Finding. The scale of the Building 2 is atypical of a mixed-use building in the heart of Old Town Bluffton. Additionally, the limited articulation on the eastern half of the Bridge Street façade on the ground floor and second story does not reduce the perception of the building's mass.

iii. Architectural Elements and Projections

Sec. 5.15.5.F.3.a. requires that buildings "incorporate interruptions and variety into the wall plane to create interest and variety at the streetscape while maintaining a consistent architectural style and connection to its surroundings. Examples include offsets, recessed entrances, arcades, awning and canopies, bay windows, roof overhangs, expression lines, shadow lines, porches and balconies."

As required of a shopfront building, a partial colonnade has been added to the primary façade and second floor balconies are provided on all building elevations.

Finding: Overall, the building design meets this objective, but some details architectural details require refinement, which are discussed in II.B.4.

3. Sec. 5.15.6 (Architectural Standards)

As stated in the introduction paragraph to Sec. 5.15.6, the primary goal of architectural standards is authenticity to “encourage Bluffton vernacular architecture and construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials.” Town Staff has reviewed the revised plans for compliance with the applicable requirements for architectural standards. Except for the following applicable standards, compliance with Sec. 5.15.6 has been demonstrated:

i. Sec. 5.15.6.E. (Architectural Standards, Special Building Elements and Appurtenances)

Findings:

- Sec. 5.15.6.E.3(Colonnades/Arcades): The length of the colonnade must be 75-100% of the building frontage. The colonnade is ±59% of the Calhoun Street building frontage. The HPC must determine if this deviation is appropriate.
- Sec. 5.15.6.E.7 (Dormers): The width and height of a dormer in relation to the scale of structure must be considered. A third set of windows should be added to be consistent with Sec. 5.15.6.E.7.e. (i.e., windows should occupy the majority of the dormer’s surface area).

ii. Sec. 5.15.6.H. (Architectural Standards, Columns, Arches, Piers, Railings and Balustrades)

Findings:

- The ground floor square columns on the Calhoun Street frontage have been changed from brick to wood posts on brick bases. Additionally, double posts have been provided at the edges of the colonnade and second story porch. This complies with the UDO, but simple trim at the base and, perhaps, the capitol should be considered.
- A window with a wood awning has been added to the North elevation. The awning should be lowered in relation to the window with open rafter tails incorporated into the awning to match the rest of the building.

iii. **Sec. 5.15.6.J. (Architectural Standards, Roofs and Gutters)**

Finding: If gutters are to be provided, only copper, galvanized steel or aluminum (14-18 gauge) material is permitted. Downspouts must match gutters in material and finish. If they are to be provided in the future, they would be reviewed through the Site Feature – HD process.

iv. **Sec. 5.15.6.K. (Architectural Standards, Garden Walls, Fences and Hedges)**

Findings:

- The maximum fence height is six (6) feet. A screening fence of nine (9) feet in height is proposed on the East Elevation. A deviation is requested to allow a vent hood to be screened at nine (9) feet. If approved by the HPC but the vent hood must be moved elsewhere, this fence height should be reviewed again.
- It is unclear why a fence is proposed at the Bridge Street Elevation. Provide information and fence details that show consistency with 5.15.6.K.2.a. (i.e., front yard walls or fences shall not be taller than 42 inches and must be a permitted finish material and configuration).
- Garden walls in rear and side yards may be wood, wrought iron, brick, stone, concrete masonry units with Stucco, reinforced concrete with stucco, or wood posts with "Hog wire" infill and a board rail on top. They must be a minimum of 36 inches in height and no taller than six (6) feet. The site plan and landscape plan show a seating area on the north side of the building; however, no additional details were provided on the materials or configuration. Additional information must be submitted for review, or a separate Site Feature-HD permit applied for prior to the seating area's completion.

v. **Sec. 5.15.6.M. (Shutters)**

Finding: Per Sec. 5.15.6.M.1.b. and d., shutters must be hinged and operable. There are two "windows" at the ground level of Bridge Street elevation that do not have operable shutters. The HPC must determine if they are acceptable. If allowed by the HPC, hinges and shutter dogs must be provided to give the appearance of operable shutters per Sec. 5.15.6.M.1.b. and d.

vi. **Sec. 5.15.6.P. (Architectural Standards, Cornice, Soffit and Frieze)**

Finding: Reconsider the profile of the brackets, which appear as square cut timbers lacking in detail. Consider corner chamfers as provided in exposed rafter tails to tie details together.

C. **Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.**

Finding. The perception of the mass and scale of Building 2 has not be altered considerably although height of the front-facing gable has been reduced from 39 feet to 35.9 feet. At 2.5-story corner building that is roughly 61 feet and 72 feet along its street frontages is inconsistent with the scale of other buildings in the immediate vicinity and the NCE-HD District.

Sec. 5.15.5.F.2.c. and d. (General Standards, Building Form Massing and Scale). Specifically, the design should “[i]ncorporate elements that give the building perceptible scale.” The incorporation of smaller scale components can reduce the perception of mass. As previously stated, there are a variety of treatments that could be incorporated that could alter this perception.

The NCE-HD district is where the greatest range of traditional building types are expected and encouraged to be compatible with the surrounding built environment and neighboring buildings to maintain the character and integrity of the district. The reduction of the building footprint in combination with compliance with the general and architectural standards could result in a more compatible building that is in keeping with the Old Town’s character.

D. **Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.**

Finding. As new construction is proposed, alteration or removal of building features will not occur; however, its architectural and aesthetic features are in the public interest, which was manifested in the Old Town Bluffton Master Plan. As new construction is infill development, it must comply with the purpose and intent of the Neighborhood Center Historic District (Sec. 4.2.11.B), which states that the continued reuse of historic structures will help to create a complete mixed-use environment and that *careful infill development that will respect existing buildings with regards to building placement, massing and scale is both expected and encouraged* [emphasis added].

E. **Section 3.18.3.H.** The application must comply with applicable requirements in the Applications Manual.

Finding. As the work proposed in the scope of this project exceeds the currently approved Development Plan, a decision on the Development Plan Amendment (DP-11-17-011473) will be forthcoming as the Development Plan could change based on the outcome of this COFA. A Development Plan must be approved in advance of this application's final approval. Applicable elements of an approved COFA-HD must be shown on the Development Plan. Additionally, a Subdivision Plan reflecting the proposed lot lines must be submitted, reviewed and approved prior to issuance of this Certificate of Appropriateness-HD.

Signage is not included in this request; a Site Feature – HD permit is required for any proposed signage at this location.

STAFF RECOMMENDATION:

It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. The HPC has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the applicant.

The HPC motion from the August 5 meeting included the following: 1) Address items indicated in the staff report; 2) simplify the front façade and the front story columns; 3) modify the upper floor shutter to match other shutters; 4) revise the fence height in the rear service area; and, 5) show a root preservation system for the large oak on the Landscape Plan.

1. Some comments have not been adequately addressed, such as changing the perception of the mass and scale of the building. The section that follows includes those comments.
2. The columns on the Calhoun Street façade have been changed from brick columns to wood posts, and double posts have been provided at the edges of the colonnade and porch.
3. The previous fence height in the service area, nine (9) feet has remained unchanged as the Applicant seeks to screen a vent hood. The HPC must determine if the maximum permitted height of six (6) feet can be exceeded.

4. The mass and scale of Building 2 have not been substantially reduced but square footage, building footprint and height could be considered proportionate to Buildings 2 and 3. However, all three buildings are disproportionate to the mass and scale of other buildings in the surrounding area. Building 2 is proposed to have 7,750 SF with a footprint of 3,500 SF and a maximum height of 35.9 feet. Building 3 is proposed to have 7,625 SF, a footprint of 3,285 SF and a maximum height of 33.9 feet. In comparison Building 1 is 7,500 SF with a footprint of 3,350 SF and a maximum height of 35 feet at the center gable.
5. A revised Landscape Plan will need to address the preservation of the live oak on the site, including a "root preservation system."

Additionally, for the application to be advanced, Town Staff has determined that the following items must be satisfactorily addressed.

1. Provide revised plans and elevations that reflect changes that may be required by the HPC.
2. Per Section 5.15.5.F.2.d General Standards, Building Form Massing and Scale, long unarticulated masses shall be avoided. As an example, simple offsets and increased transparency of the Bridge Street Elevation and North Elevation can articulate the overall building massing and help to reduce the perception of mass and scale. Reducing the footprint and size of the building would also reduce the mass and scale.
3. Per Section 4.2.11.B Neighborhood Center Historic District, the continued reuse of historic structures will help to create a complete mixed-use environment and careful infill development that will respect the existing buildings with regards to building placement, massing and scale. The NCE-HD district is a place where the greatest range of traditional building types are expected and encouraged. Based on non-compliance with the criteria listed above, reduction of the mass and scale of the building would be more compatible with the surrounding built environment and neighboring buildings and allow the character and integrity of the district to be maintained. This could be met by reducing the overall height, footprint and size of the buildings, which may result in additional buildings.
4. Sec. 5.15.6.E.3(Colonnades/Arcades): The HPC must determine if the percentage of colonnade provided on the Calhoun Street elevation (59%) is an appropriate reduction from the 75-100% requirement.
5. Sec. 5.15.6.E.7 (Dormers): A third set of windows must be added to be consistent with Sec. 5.15.6.E.7.e. (i.e., windows should occupy the majority of the dormer's surface area).

6. Sec. 5.15.6.H.(Columns, Arches, Piers, Railings, Balustrades):

Provide end cut profiles or corner chamfers instead of square cut timbers for the brackets

7. Sec. 5.15.6.I.(Windows and Doors):

- a. The ground floor picture window on the Green Street elevation should be three matching double-hung windows as the scale and proportion is visually incongruous with the building's fenestration.
- b. For the added window on the North Elevation, the awning should be lowered in relation to the window with open rafter tails incorporated into the awning to match the rest of the building.

8. Sec. 5.15.6.J.(Roofs and Gutters):

If gutters are to be provided, only copper, galvanized steel or aluminum (14-18 gauge) material is permitted. Downspouts must match gutters in material and finish. If they are to be provided in the future, they would be reviewed through the Site Feature – HD process.

9. Sec. 5.15.6.K.(Garden Walls, Fences and Hedges):

- a. The maximum fence height is six (6) feet. A screening fence of nine (9) feet in height is proposed on the East Elevation. A deviation is requested to allow a vent hood to be screened at nine (9) feet. If approved by the HPC but the vent hood must be moved elsewhere, this fence height should be reviewed again
 - b. Provide information and fence details that show consistency with 5.15.6.K.2.a. (i.e., front yard walls or fences shall not be taller than 42 inches and must be a permitted finish material and configuration).
 - c. Garden walls in rear and side yards may be wood, wrought iron, brick, stone, concrete masonry units with Stucco, reinforced concrete with stucco, or wood posts with "Hog wire" infill and a board rail on top. They must be a minimum of 36 inches in height and no taller than six (6) feet. The site plan and landscape plan show a seating area on the north side of the building; however, no additional details were provided on the materials or configuration. Additional information must be submitted for review, or a separate Site Feature-HD permit applied for prior to the seating area's completion.
10. Sec. 5.15.6.M. (Shutters): Shutters must be hinged and operable. The HPC must determine if two non-operable windows on the Bridge Street elevation are acceptable. If allowed, hinges and shutter dogs must be provided to give the appearance of operable shutters per Sec. 5.15.6.M.1.b. and d.

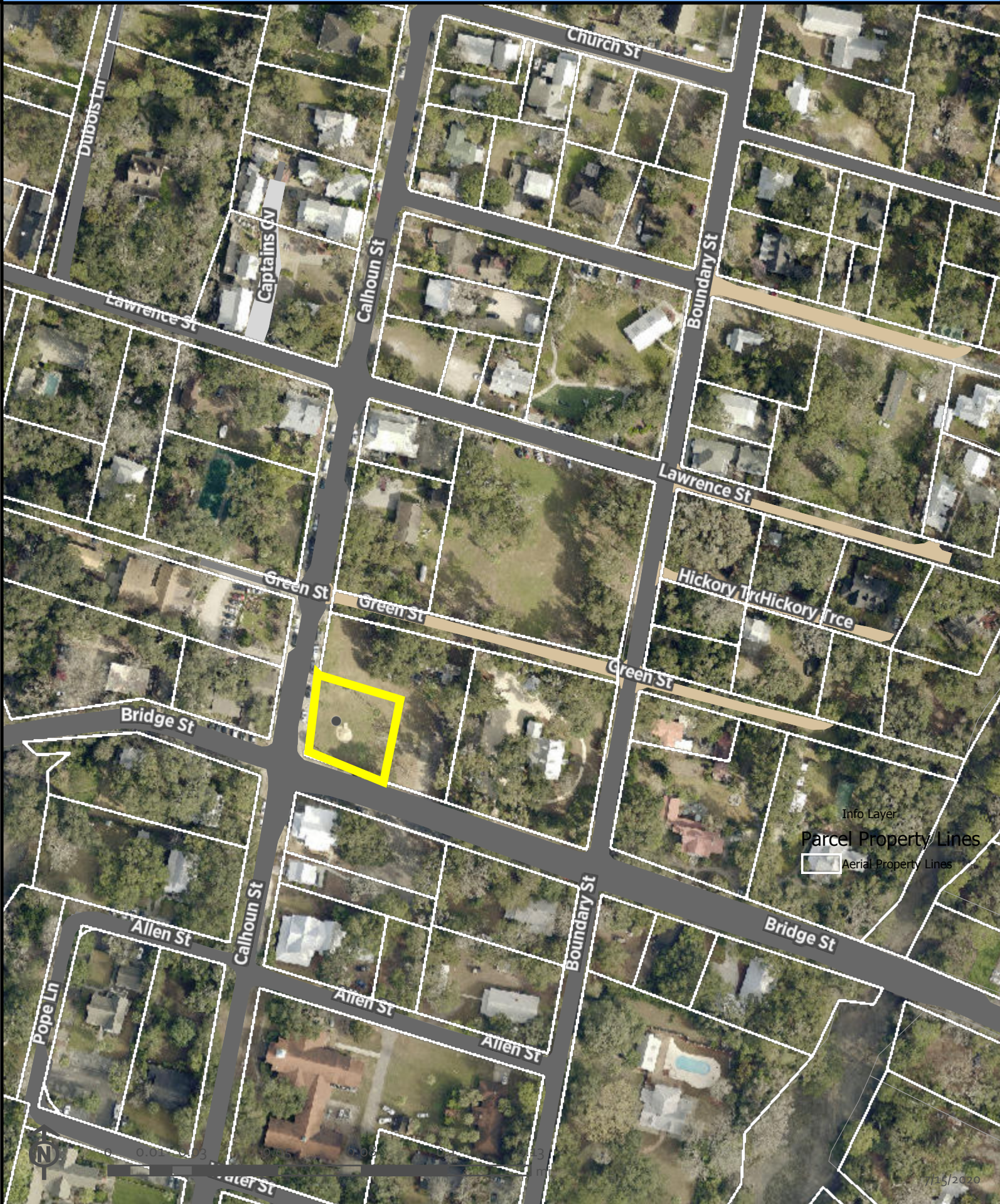
11. Sec. 5.15.6.P.(Cornice, Soffit and Frieze): Provide rafter tails on lower level canopies to match the eaves on the building.

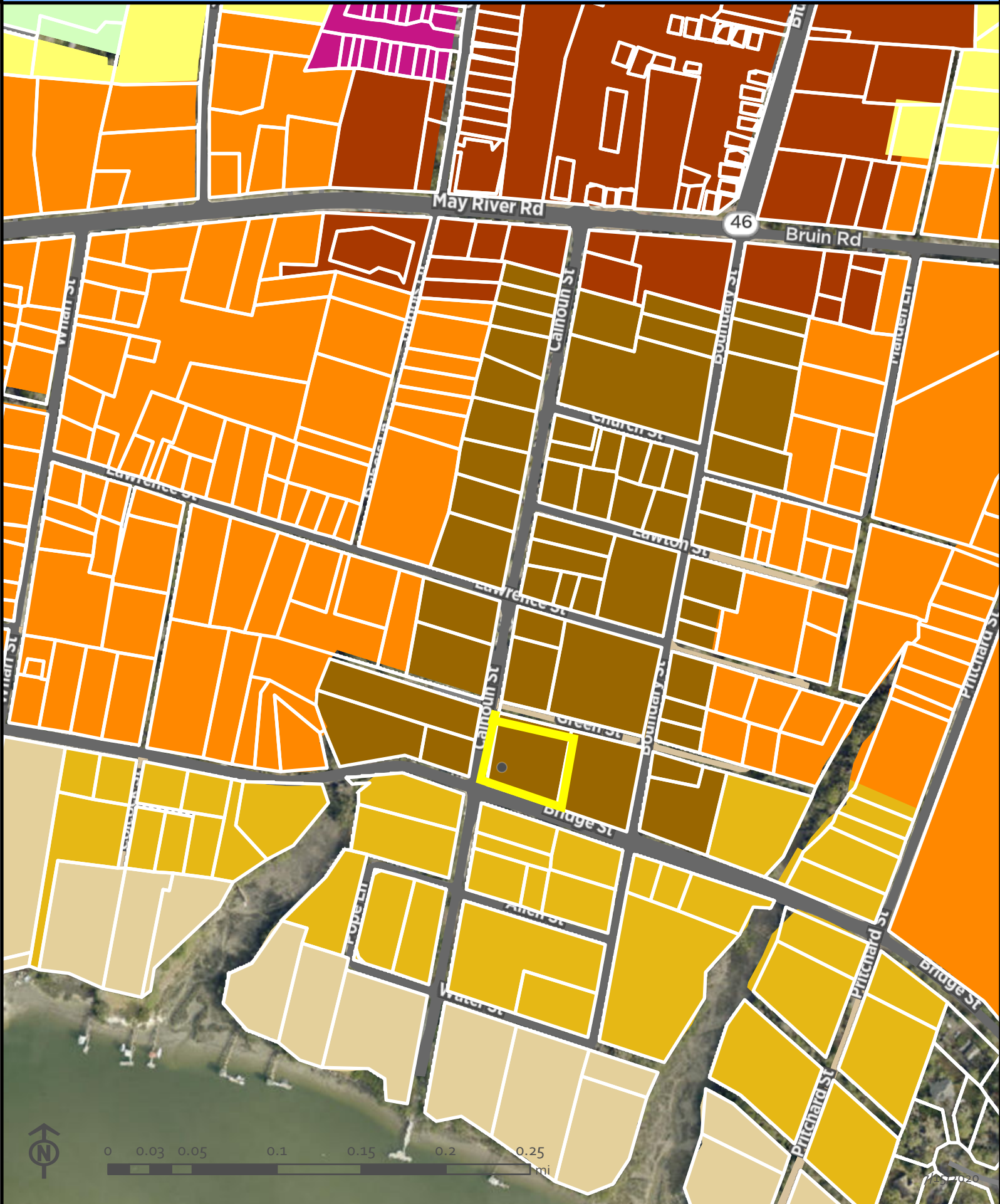
In addition to the above conditions specific to the COFA-HD, the following shall also be required:

1. Per UDO Section 3.10, the Development Plan for the parcel that includes Buildings 1, 2 and 3 must be resubmitted and approved prior to the issuance of a COFA-HD for Building 2. The Development Plan shall be consistent with the approved COFA-HD and address all comments provided by the Development Review Committee.
2. Per UDO Section 3.11, a Subdivision Application must be submitted, reviewed, approved and recorded prior to the issuance of a COFA-HD for Building 2.
3. Per UDO Sec. 3.19, a Site Feature – HD permit is required for any proposed signage for the location of Building 2.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Project Summary Narrative
4. Site Photos
5. Application
6. Site Plan & Elevations
7. Landscape Plans
8. Perspectives
9. Building Comparison Table
10. Elevation Comparison







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August 17, 2020

Katie Peterson, Senior Planner
Town of Bluffton
20 Bridge Street
P.O. Box 386
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Project: 71 Calhoun Street

Re: Project Summary Narrative

Please find the documents enclosed for this re-submission to the HPC for Final Review. The enclosed contains revised design documents based upon the HPC meeting on August 5, 2020. All three buildings have been revised based upon the specific feedback at the HPC meeting, which has resulted in additional reduction of mass and scale. The footprint and square footage have been modified slightly but generally have been maintained from the previous final HPC meeting, where action was tabled. Additional data points have been added to the building summaries below. Each building typology is outlined as:

Building 1 Summary:

District: Neighborhood Center Historic District (NCE-HD)
Use: Mixed-Use Commercial (Retail/Office) and Residential
Building Type: Additional Building Type with Main Street Building Typology
Height: 2 ½ stories
Front Build-to Zone: 0'-10'
Lot Width: 95'
Rear Setback: 25'
Side Setbacks: 5'
Square Footage:
3,350SF - 1st Floor
3,330 SF - 2nd Floor
820 SF - Loft
7,500 SF - Total:
Floor to Floor Heights:
First to Second – 12'-0"
Second to Loft – 10'-0"

Main Ridge Height – 32'-2"

Max Ridge Height – 35'-9" (cross gable)

Average Ridge Height – 33'-3"

Special Building Elements and Appurtenances: Colonnade and Awning

Materials: Painted cementitious Siding and Cherokee Moss Town Brick

Railings: Painted Wood

Roof: Standing seam metal roof

Columns: Painted wood

Shopfront: Along Calhoun St and a limited amount along Green St (modulation request to maintain a more residential character along Green St – additional building type) – 80% along Calhoun St.

HPC Review Comments / Responses:

1. **Comment:** Increase the building transparency along Calhoun St to a minimum of 75%.
Response: The building transparency along Calhoun St has been increased to meeting the shopfront criteria. Eighty percent (80%) of the first floor to ceiling is glazing along Calhoun St.
2. **Comment:** Reduce the scale and mass of the building to make it more proportional with Buildings 2 and 3
Response: The overall building height and ridge height have been reduced to an average ridge height of 33'-3". The main ridge height is set near the Moonlight Lullaby ridge at 33'-9". The center cross gable is set at 35'-9", the same as Building #2.
3. **Comment:** Calhoun St is a more commercial oriented thoroughfare. **Response:** The detailing along Calhoun St has been adjusted slightly to provide a more commercial presence to the building at the first floor.

Staff Report Comments / Responses:

1. Acknowledged - The DRC submission was submitted to the Town of Bluffton on 5/12/2020
2. Acknowledged - A subdivision plat was submitted with the DRC application
3. Acknowledged - A HD permit will be submitted for any proposed signage
4. The side setback for an additional building type is 5'. However, the building has been adjusted to accommodate an 8' side setback on both sides.
5. The transparency of the Calhoun St façade has been increased to 80% on the first floor to ceiling. The applicant has requested a deviation for the Green St façade due to its more residential context. However, some additional glazing has been added at the corner of Calhoun and Green. The result is an additional building type.
6. As noted during the HPC review, the facades are not "unarticulated." Simple offsets are, and have been, present in the design. The building area was reduced, and the overall height was reduced to be similar in height to other buildings in the district. In comparison to the recently approved building on Church St, which has a similar ridge height. The main ridge height is the same as Moonlight Lullaby.
7. As described, this district provides the greatest range of traditional building types that are expected and encouraged. They have a smaller footprint than May River Montessori, but a similar square footage. The building is comparable in height to Moonlight Lullaby, even though it is in a different district. It is 2.5 stories for approximately 800 SF of the building, while a majority of the building is 2 stories. There are numerous buildings of similar height (and even higher) in this zoning district. The Fripp House is three (3) stories.
8. The design and details are respectful of the neighboring properties.

Additional Modifications:

1. Balconies were added on the rear of the building to provide additional detail and character.
2. Shopfront windows were added on the Green St elevation.

Building 2 Summary:

District: Neighborhood Center Historic District (NCE-HD)
Use: Mixed-Use Commercial (Restaurant) and Residential
Building Type: Additional Building Type with Main Street Building Typology
Height: 2 ½ stories
Front Build-to Zone: 0'-10'
Lot Width: 89'
Rear Setback: Varies
Side Setbacks: 8'
Square Footage:
3,500 SF - 1st Floor
3,225 SF - 2nd Floor
1,025 SF - Loft
7,750 SF - Total:

Floor to Floor Heights:

First to Second – 14'-0"

Second to Loft – 10'-0"

Main Ridge Height – 33'-9" (Calhoun St)

Max Ridge Height – 35'-9"

Average Ridge Height – 34'-4"

Special Building Elements and Appurtenances: Colonnade and Awning

Materials: Painted cementitious Siding and Cherokee Moss Town Brick

Railings: Painted Wood

Roof: Standing seam metal roof

Columns: Painted wood

Shopfront: Along Calhoun St and Bridge St (partially). - 81% along Calhoun St.

HPC Review Comments / Responses:

1. **Comment:** Adjust the ridge height of the corner gable to within 2ft of Moonlight Lullaby, which is 33'-9" per the drawings on file. **Response:** The corner gable has been reduced to 35'-9". The majority of the building is 2 stories with a main ridge height of 33'-9" along Calhoun St.
2. **Comment:** Simplify the front columns. **Response:** The brick columns have been removed and replaced with simpler wood columns on a brick plinth
3. **Comment:** The gable end shutter should match the other shutters. **Response:** The shutter has been modified to match the other shutters on the building.
4. **Comment:** Define the materials at the shop front corner. **Response:** The material is a painted cementitious panel material.
5. **Comment:** The service screen height is taller than allowed. **Response:** During the meeting, the commission noted that the taller 9ft service screen was acceptable in order to screen the vent hood.
6. **Comment:** The large oak tree is a very important site feature **Response:** The applicant will provide an arborist report noting tree care prior to, during, and after construction.

Staff Report Comments / Responses:

1. Acknowledged - The DRC submission was submitted to the Town of Bluffton on 5/12/2020
2. Acknowledged - A subdivision plat was submitted with the DRC application
3. Acknowledged – A HD permit will be submitted for any proposed signage
4. The shutter on the north elevation has been revised to match the detail of the other building shutters.
5. The siding material on the first floor of the southwestern corner is a painted cementitious siding panel
6. Acknowledged – A HD permit will be submitted for the seating area's approval
7. The height of the service screen fence was maintained at 9ft in order to screen the vent hood. We are respectfully requesting a deviation from this standard.
8. The transparency of the Calhoun St façade is 81% on the first floor to ceiling. The applicant has requested a deviation for the Bridge St façade due to its more residential context. However, the shopfront requirement does exist along the first 30ft of Bridge Street before it transitions to the more residential detailing. The result is an additional building type.
9. As noted during the HPC review, the facades are not "unarticulated." Simple offsets are, and have been, present in the design. The building area was reduced, and the overall height was reduced to be similar in height to other buildings in the district. In comparison to the recently approved building on Church St, which has a similar ridge hgt. The max ridge height is 2ft above the Moonlight Lullaby across the street.
10. As described, this district provides the greatest range of traditional building types that are expected and encouraged. They have a smaller footprint than May River Montessori, but a similar square footage. The building is comparable in height to Moonlight Lullaby, even though it is in a different district. It is 2.5 stories for approximately 1,000 SF of the building, while a majority of the building is 2 stories. There are numerous buildings of similar height (and even higher) in this zoning district. The Fripp House is three (3) stories.

11. The design and details are respectful of the neighboring properties.

Additional Modifications:

1. A window with bracketed awning was added to the north façade.

Building 3 Summary:

District: Neighborhood Center Historic District (NCE-HD)

Use: Mixed-Use Commercial (Retail/Office) and Residential

Building Type: Additional Building Type with Main Street Building Typology

Height: 2 ½ stories

Front Build-to Zone: 0'-10'

Lot Width: 95'

Rear Setback: 25'

Side Setbacks: 5'

Square Footage:

3,285 SF - 1st Floor

3,070 SF - 2nd Floor

1,270 SF - Loft

7,625 SF - Total:

Floor to Floor Heights:

First to Second – 12'-0"

Second to Loft – 10'-0"

Main Ridge Height – 32'-0"

Max Ridge Height – 33'-9"

Average Ridge Height – 31'-8"

Special Building Elements and Appurtenances: Colonnade and Awning

Materials: Painted cementitious Siding and Cherokee Moss Town Brick

Railings: Painted Wood

Roof: Standing seam metal roof

Columns: Painted wood

Shopfront: A request for a deviation from the Shopfront requirement along Bridge St due to the more residential character. – 53% along Bridge St.

HPC Review Comments / Responses:

1. **Comment:** Revise the building height to reduce the scale. **Response:** The building height has been reduced on the 2 ½ story west gable to be similar to Moonlight Lullaby. The remaining two (2) story portion of the building is substantial reduced in context to other structures in the area. The average ridge height is 31'-8" with the lowest ridge towards the Heyward House at 25'-6". This ridge height of the eastern side of the building is comparable to the Heyward House and substantially less than the Fripp House, the two primary residential structures in this district along Bridge St.
2. **Comment:** The north façade should be more articulated. **Response:** The north façade has been revised to include bracketed balconies and additional windows.

Staff Report Comments / Responses:

1. Acknowledged - The DRC submission was submitted to the Town of Bluffton on 5/12/2020
2. Acknowledged - A subdivision plat was submitted with the DRC application
3. Acknowledged – A HD permit will be submitted for any proposed signage
4. The side setback for an additional building type is 5'. The building and site plan have been adjusted to comply.
5. The transparency of the Bridge Street façade has been increased on the first floor. The percentage is 53%. However, the applicant has requested a deviation for the Bridge St façade due to its more residential context. The result is an additional building type.

6. As noted during the HPC review, the facades are not “unarticulated.” Simple offsets are, and have been, present in the design. The building area was reduced, and the overall height was reduced to be similar in height to other buildings in the district. The average ridge height is less than Moonlight Lullaby across the street.
7. As described, this district provides the greatest range of traditional building types that are expected and encouraged. They have a smaller footprint than May River Montessori, but a similar square footage. The building is comparable in height to Moonlight Lullaby, even though it is in a different district. It is 2.5 stories for approximately 1,000 SF of the building, while a majority of the building is 2 stories. The lowest ridge height is comparable to the Heyward House. There are numerous buildings of similar height (and even higher) in this zoning district. The Fripp House is three (3) stories.
8. The design and details are respectful of the neighboring properties.

Additional Modifications:

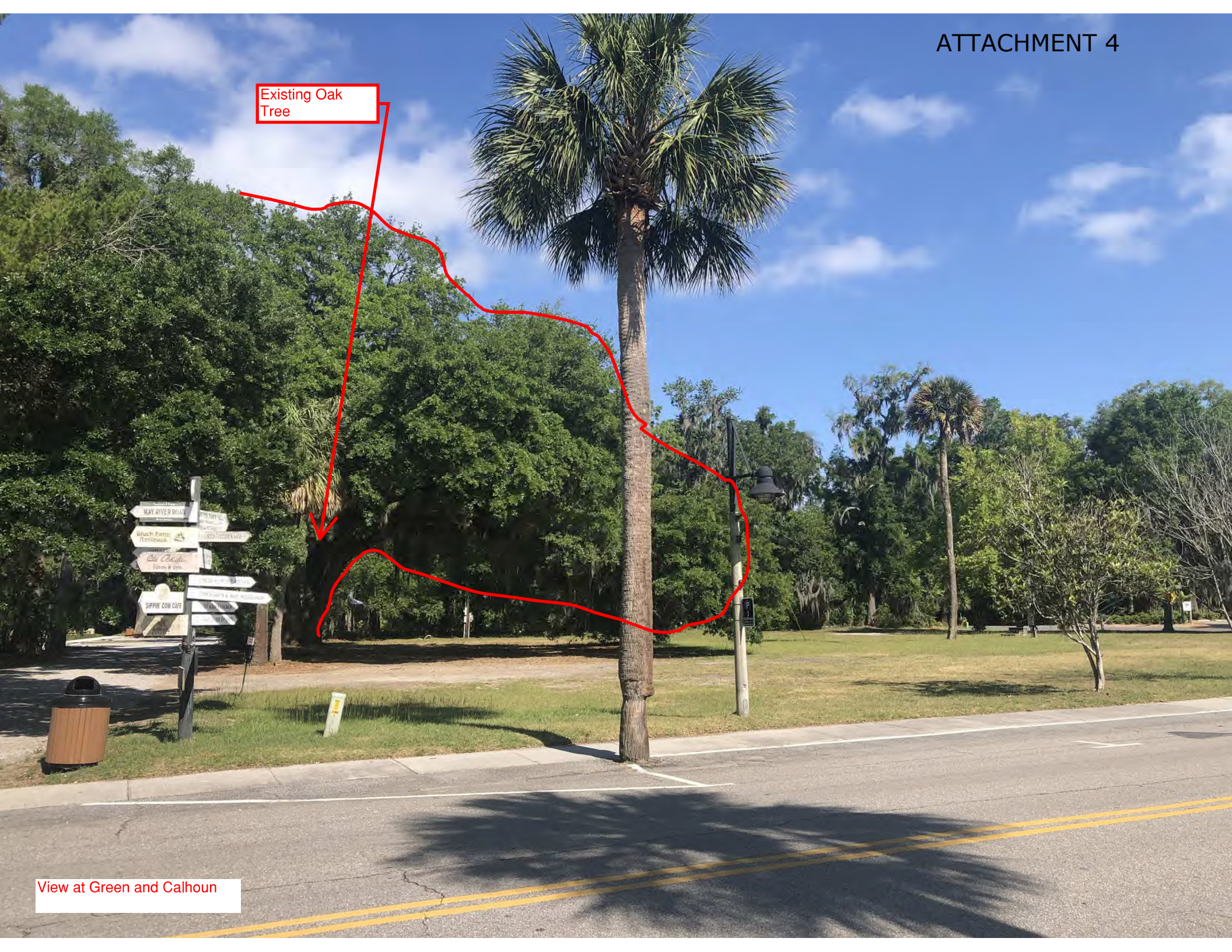
1. Balconies were added on the rear of the building to provide additional detail and character.
2. Additional windows have been added to the first floor on the south elevation to increase the transparency slightly.

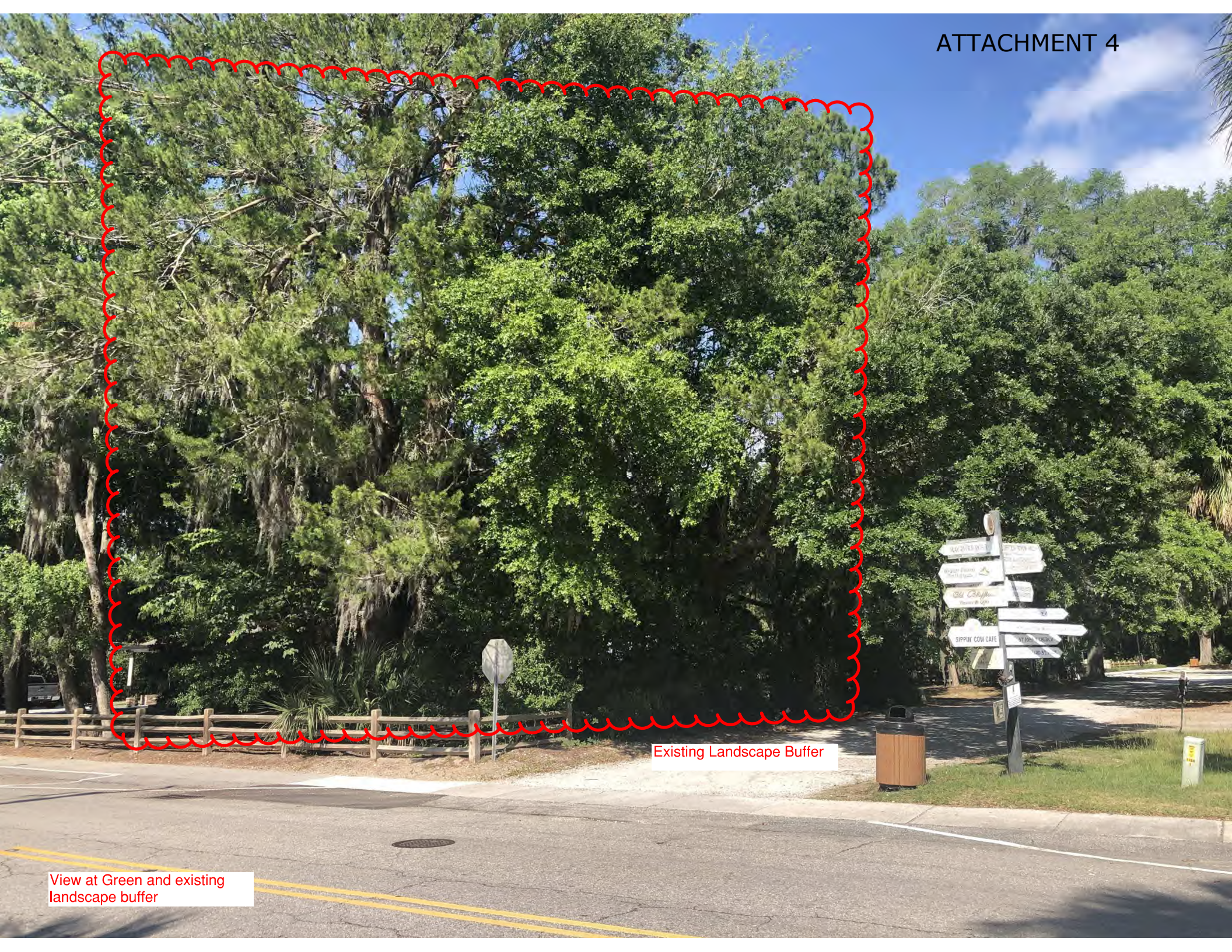
Kind regards,

A handwritten signature in dark ink, appearing to read "J. Atkins", with a stylized, flowing script.

James C. Atkins
Court Atkins Group

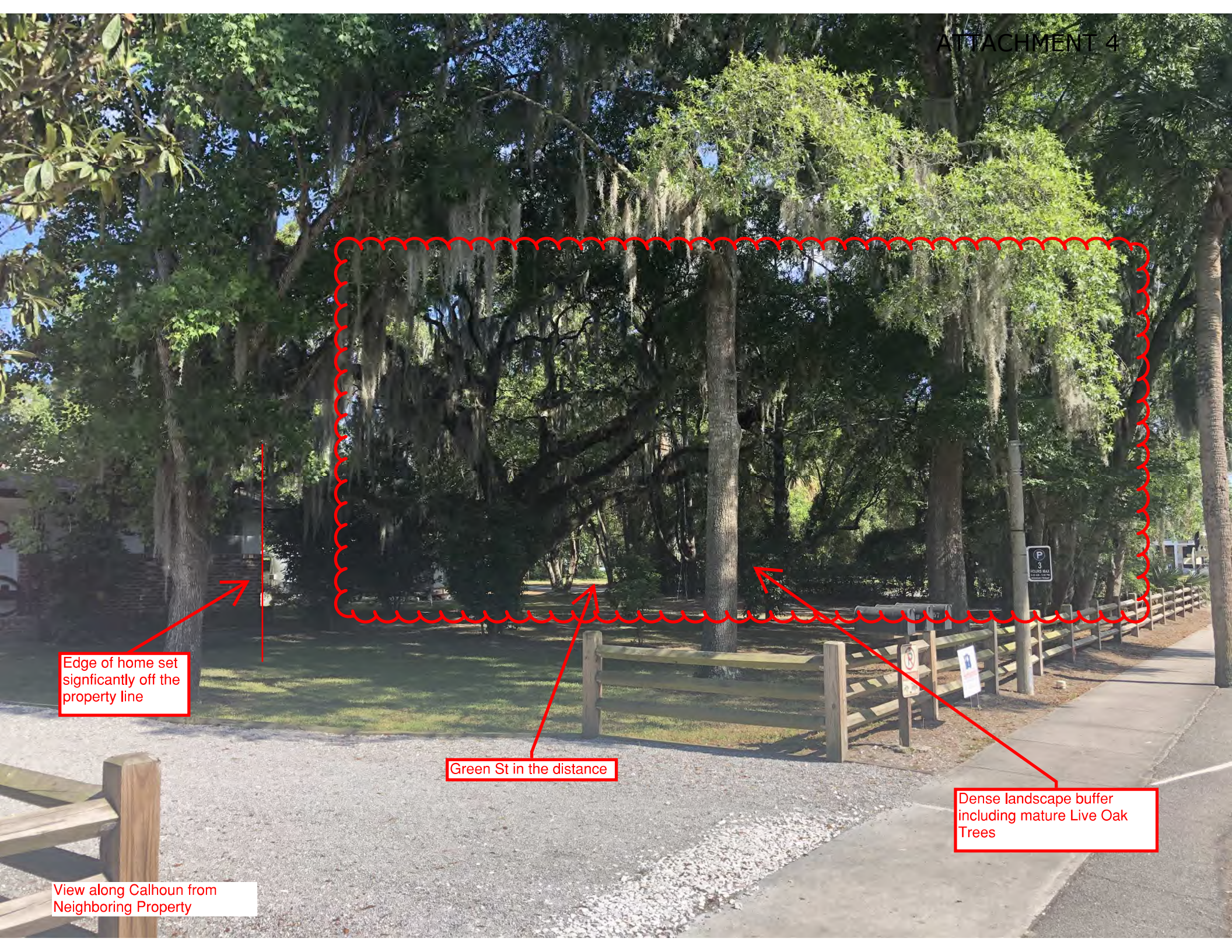
Existing Oak
Tree





Existing Landscape Buffer

View at Green and existing
landscape buffer



Edge of home set
significantly off the
property line

Green St in the distance

Dense landscape buffer
including mature Live Oak
Trees

View along Calhoun from
Neighboring Property



View towards 71 Calhoun
along Calhoun St. (Road)

View
Perimeter



View Perimeter

View towards 71 Calhoun
along Calhoun St. (Sidewalk)



Existing Landscape Buffer

View along Green St.



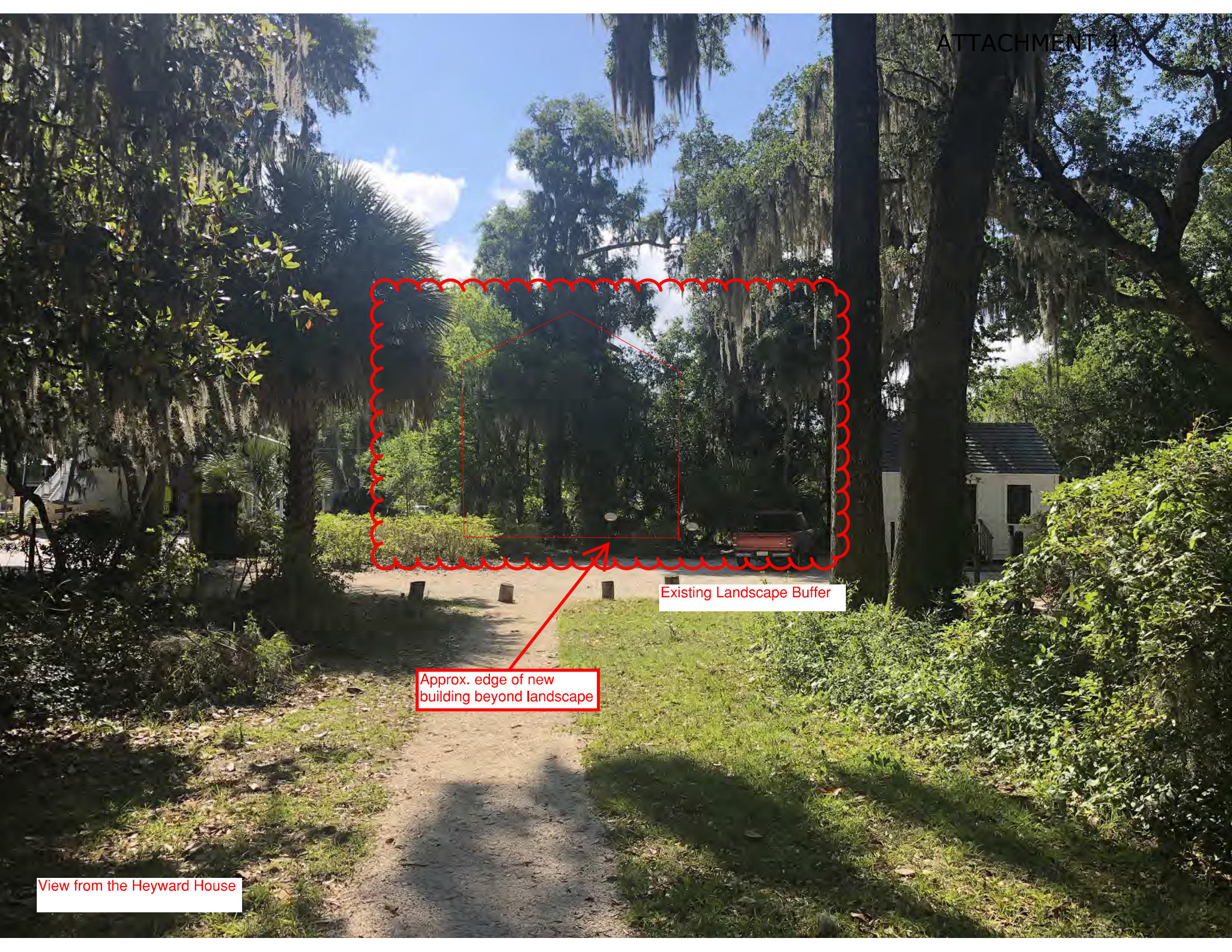
Existing Oak
Tree to Remain

View along Green St from the
park



View from the Heyward House

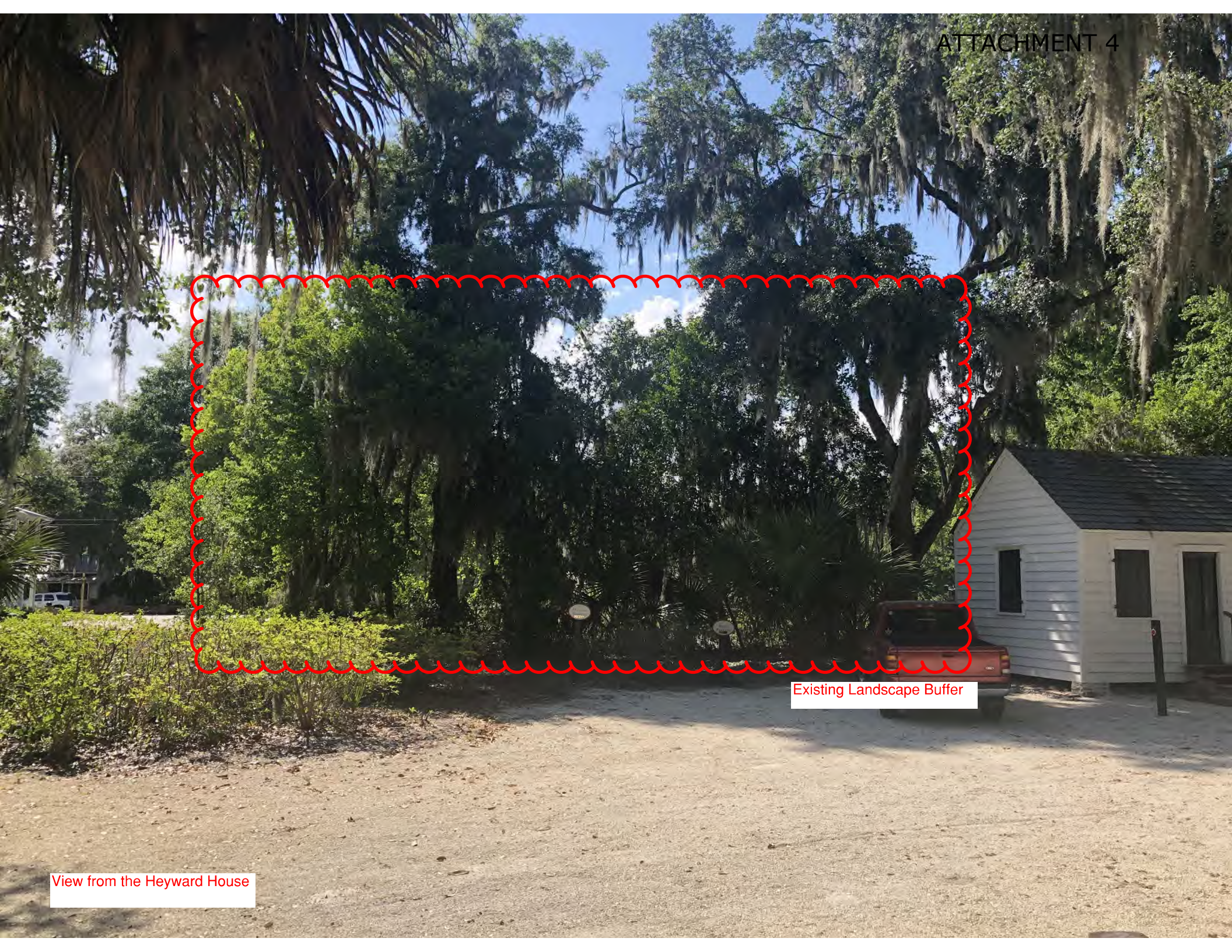
Existing Landscape Buffer



Existing Landscape Buffer

Approx. edge of new
building beyond landscape

View from the Heyward House



Existing Landscape Buffer

View from the Heyward House



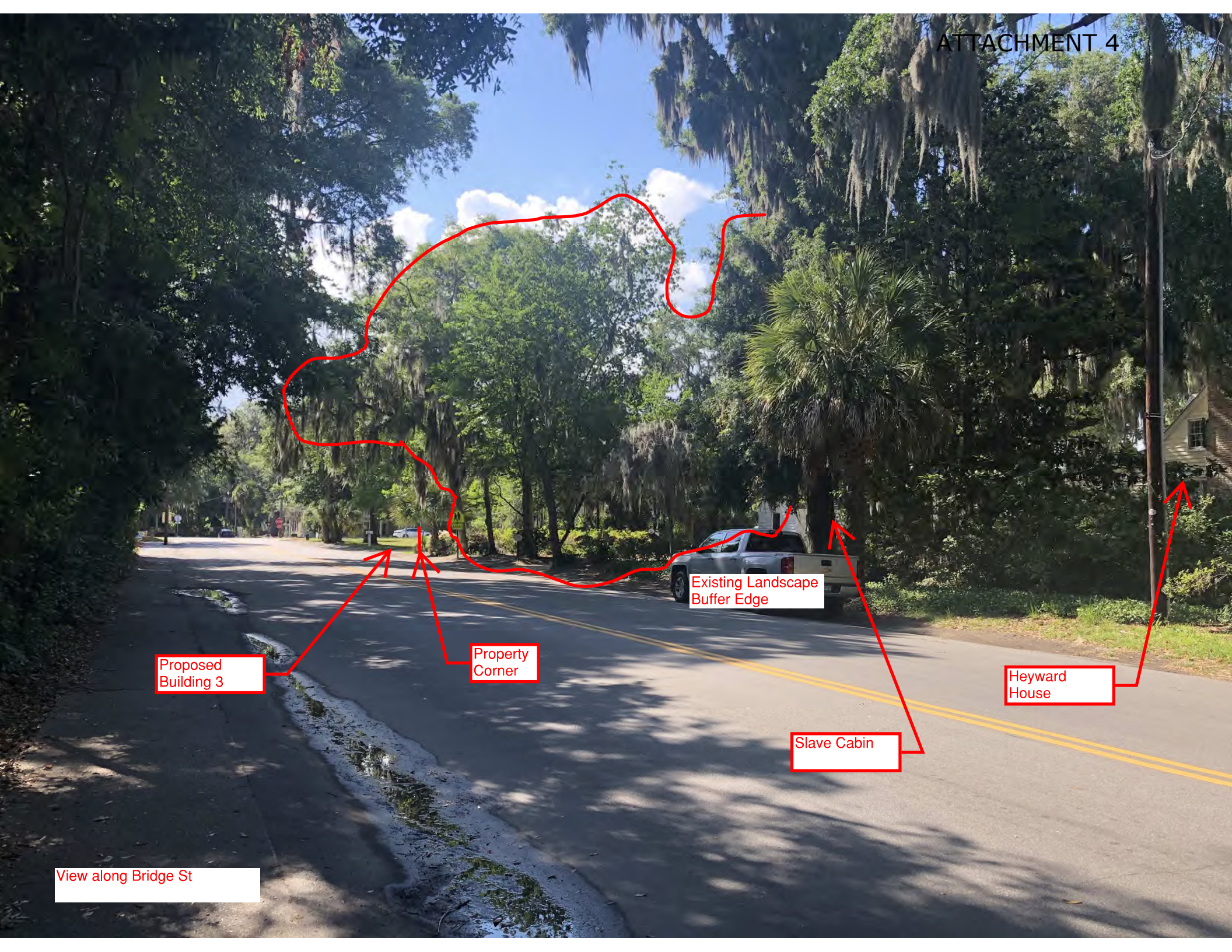
Existing Landscape Buffer

View from the Heyward House



View from the Heyward House

Proposed landscape
connection



Proposed
Building 3

Property
Corner

Existing Landscape
Buffer Edge

Slave Cabin

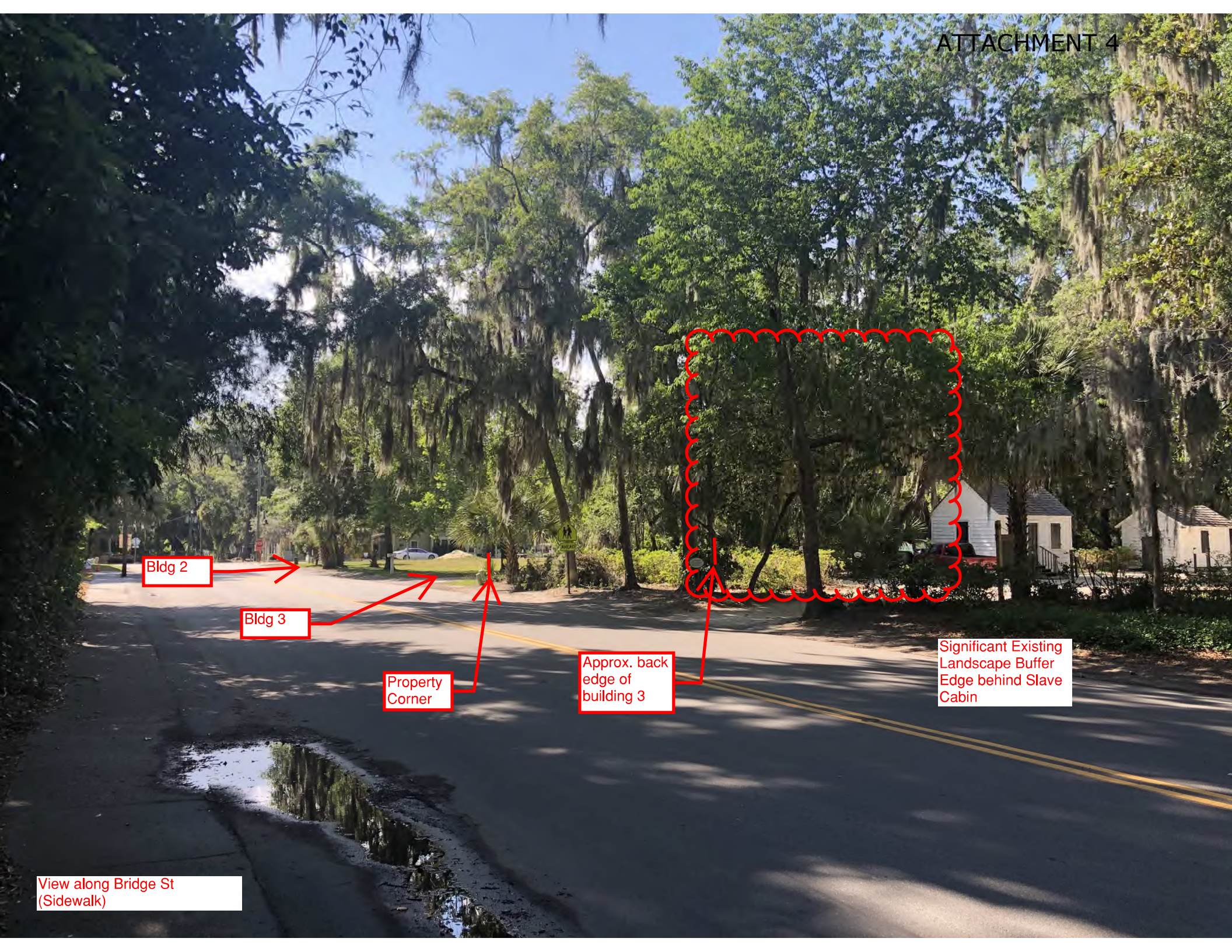
Heyward
House

View along Bridge St



View
Perimeter

View along Bridge St (Road)



Bldg 2

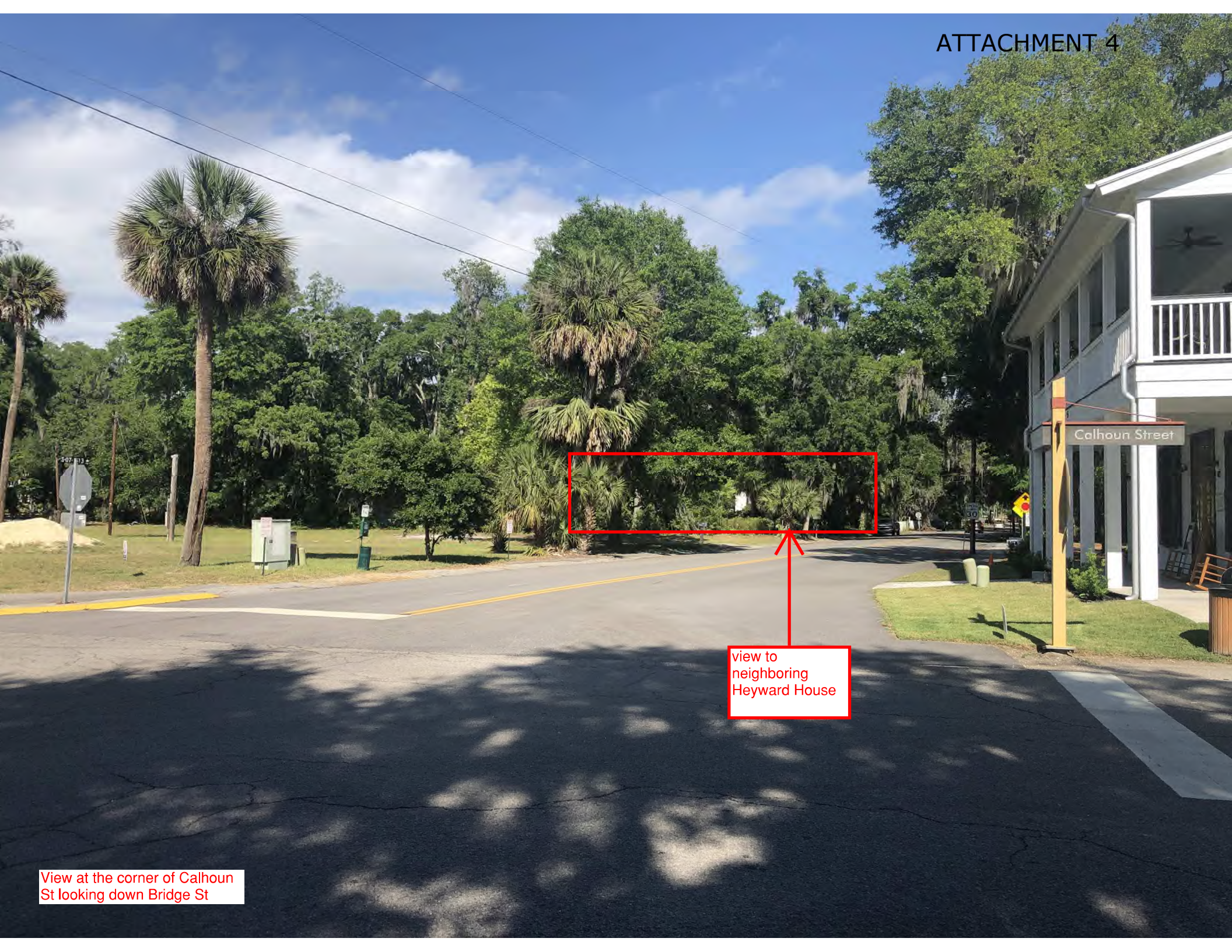
Bldg 3

Property
Corner

Approx. back
edge of
building 3

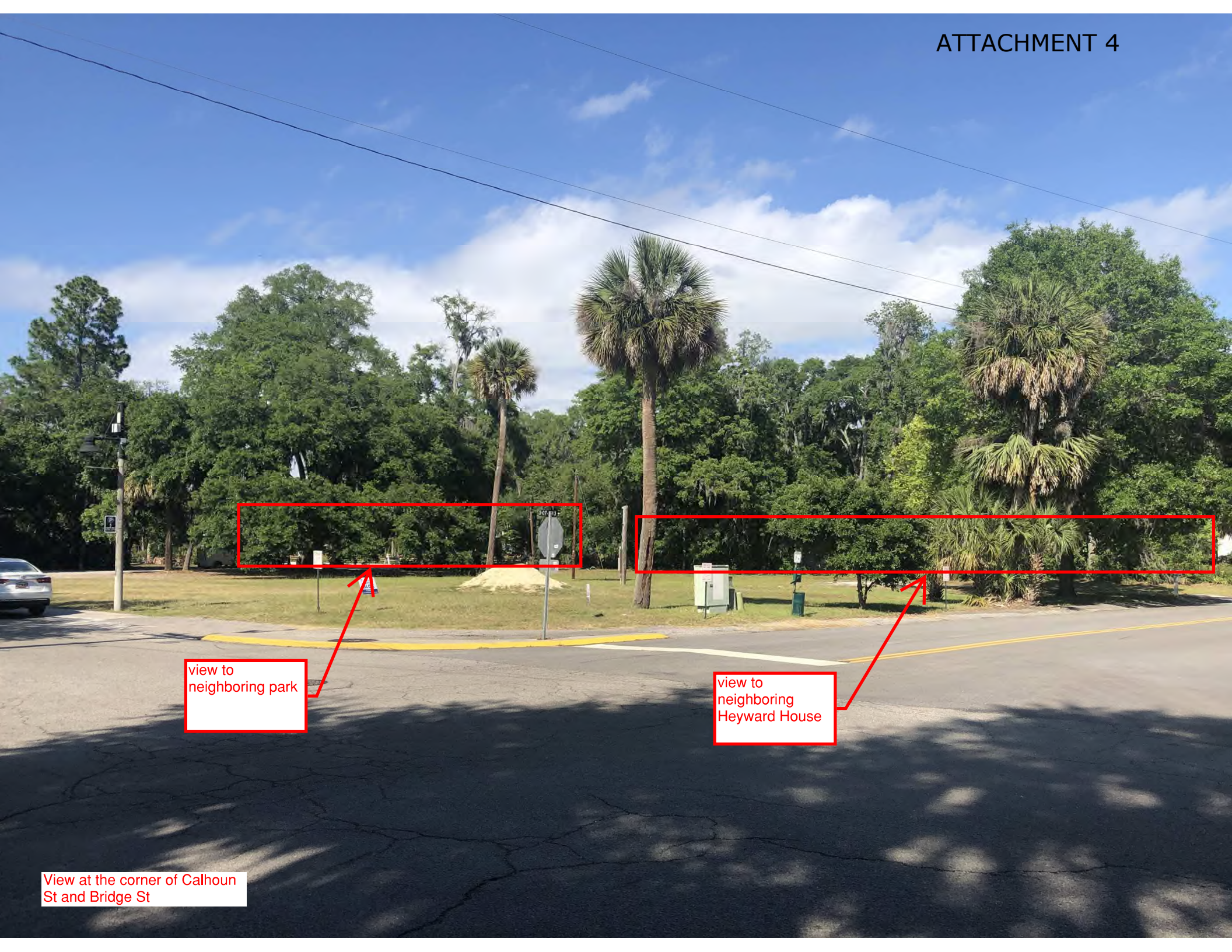
Significant Existing
Landscape Buffer
Edge behind Slave
Cabin

View along Bridge St
(Sidewalk)



view to
neighboring
Heyward House

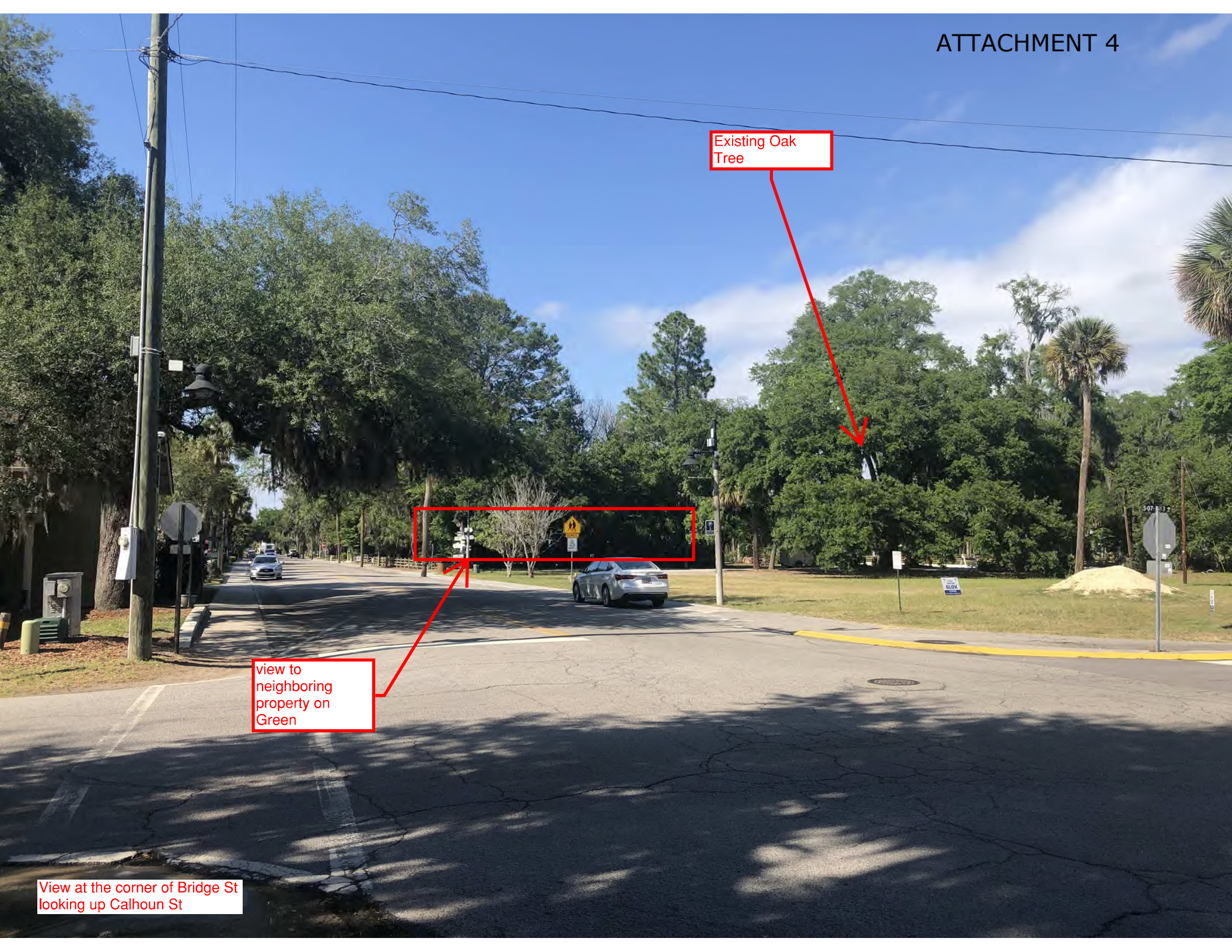
View at the corner of Calhoun
St looking down Bridge St



view to
neighboring park

view to
neighboring
Heyward House

View at the corner of Calhoun
St and Bridge St



Existing Oak
Tree

view to
neighboring
property on
Green

View at the corner of Bridge St
looking up Calhoun St



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) APPLICATION

ATTACHMENT 5
Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Name:				Name:					
Phone:				Phone:					
Mailing Address:				Mailing Address:					
E-mail:				E-mail:					
Town Business License # (if applicable):									
Project Name:				Conceptual: <input type="checkbox"/>		Final: <input type="checkbox"/>		Amendment: <input type="checkbox"/>	
Project Location:				Application for: <input type="checkbox"/> New Construction <input type="checkbox"/> Renovation/Rehabilitation/Addition <input type="checkbox"/> Relocation or Demolition					
Zoning District:									
Acreage:									
Tax Map Number(s):									
Project Description:									
<input type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final									
<input type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final									
<input type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.									
<input type="checkbox"/> 5. All information required on the attached Application Checklist.									
<input type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.									
Note: A Pre-Application Meeting is required prior to Application submittal.									
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.									
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.									
Property Owner Signature:						Date:		7/1/2020	
Applicant Signature:						Date:		7/1/2020	



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS-
OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION
PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting – Concept Review Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	Staff
If the UDO Administrator determines that the Concept Review Submission of the Certificate of Appropriateness-HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.	
Step 4. Historic Preservation Review Committee	Applicant, Staff & Historic Preservation Review Committee
A public meeting shall be held with the Applicant to review the Review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	Applicant & Staff
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	Applicant, Staff & Historic Preservation Commission
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness-HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	Staff
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO Administrator shall issue the Certificate of Appropriateness-HD.	



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT PROJECT ANALYSIS

ATTACHMENT 5

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

Identification of Proposed Building Type (as defined in Article 5):			
Building Setbacks	Front:	Rear:	<div style="display: flex; justify-content: space-between;"> Rt. Side: Lt. Side: </div>
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure			
Ancillary			
Ancillary			
Impervious Coverage		Coverage (SF)	
Building Footprint(s)			
Impervious Drive, Walks & Paths			
Open/Covered Patios			
A.TOTAL IMPERVIOUS COVERAGE			
B.TOTAL SF OF LOT			
% COVERAGE OF LOT (A/B= %)			
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation		Columns	
Walls		Windows	
Roof		Doors	
Chimney		Shutters	
Trim		Skirting/Underpinning	
Water table		Cornice, Soffit, Frieze	
Corner board		Gutters	
Railings		Garage Doors	
Balusters		Green/Recycled Materials	
Handrails			



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

APPLICATION CHECKLIST

ATTACHMENT 5

<input type="checkbox"/>	<input type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION: A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY OWNER CONSENT: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input type="checkbox"/>	<input type="checkbox"/>	PROJECT NARRATIVE: A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input type="checkbox"/>	<input type="checkbox"/>	DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input type="checkbox"/>	ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
<input type="checkbox"/>	<input type="checkbox"/>	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and North arrow, graphic scale, and legend identifying all symbology.
<input type="checkbox"/>	<input type="checkbox"/>	SITE PLAN: Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

APPLICATION CHECKLIST

ATTACHMENT 5

<input type="checkbox"/>		PHOTOS: Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
<input type="checkbox"/>	<input type="checkbox"/>	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input type="checkbox"/>	FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input type="checkbox"/>	ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
<input type="checkbox"/>	<input type="checkbox"/>	ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
<input type="checkbox"/>	<input type="checkbox"/>	MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
<input type="checkbox"/>	<input type="checkbox"/>	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input type="checkbox"/>	LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
<input type="checkbox"/>	<input type="checkbox"/>	PRELIMINARY DEVELOPMENT PLAN APPLICATION: Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

7/1/2020

 Signature of Property Owner or Authorized Agent

 Date

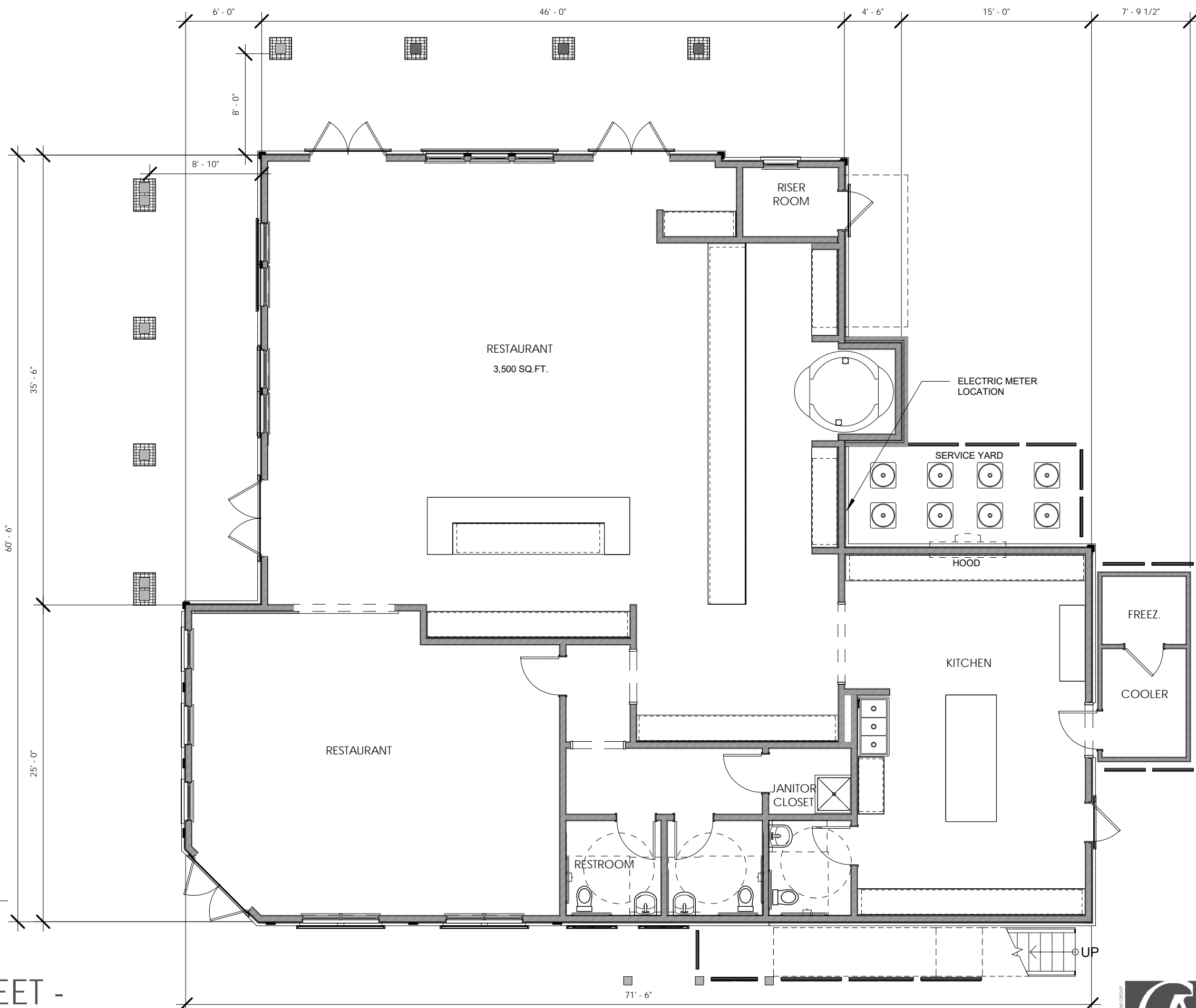
James C. Atkins

 Printed Name



71 CALHOUN STREET - BUILDING 2

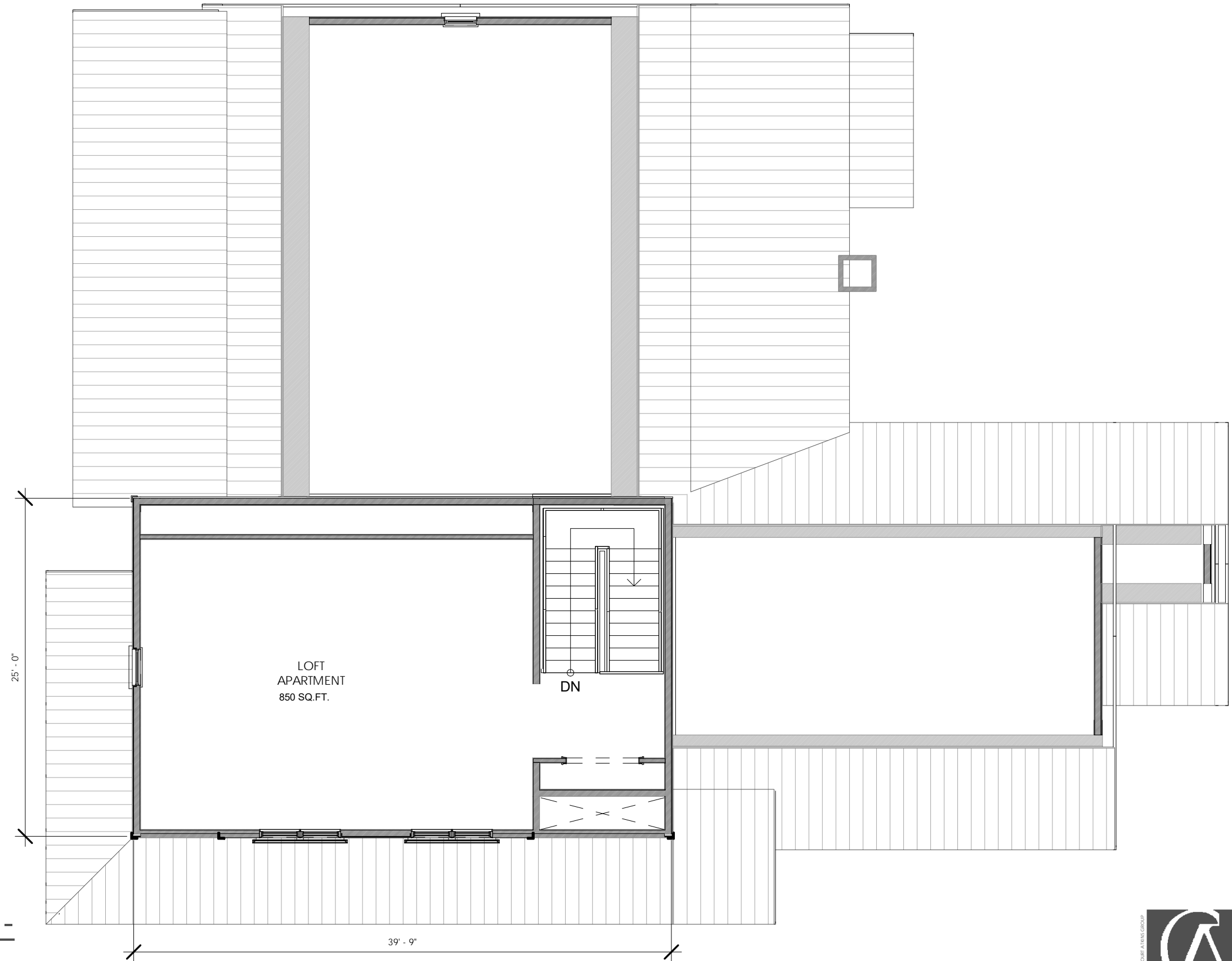
71 CALHOUN STREET
BLUFFTON, SOUTH CAROLINA
FINAL HISTORIC PRESERVATION COMMISSION MEETING
08/17/2020



① FIRST FLOOR PLAN
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 2

08/17/2020



① ATTIC LOFT PLAN
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 2

08/17/2020

① ROOF PLAN
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 2

08/17/2020





① WEST ELEVATION- CALHOUN STREET
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 2

08/17/2020



① EAST ELEVATION- COURTYARD
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 2

08/17/2020



① SOUTH ELEVATION- BRIDGE STREET
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 2

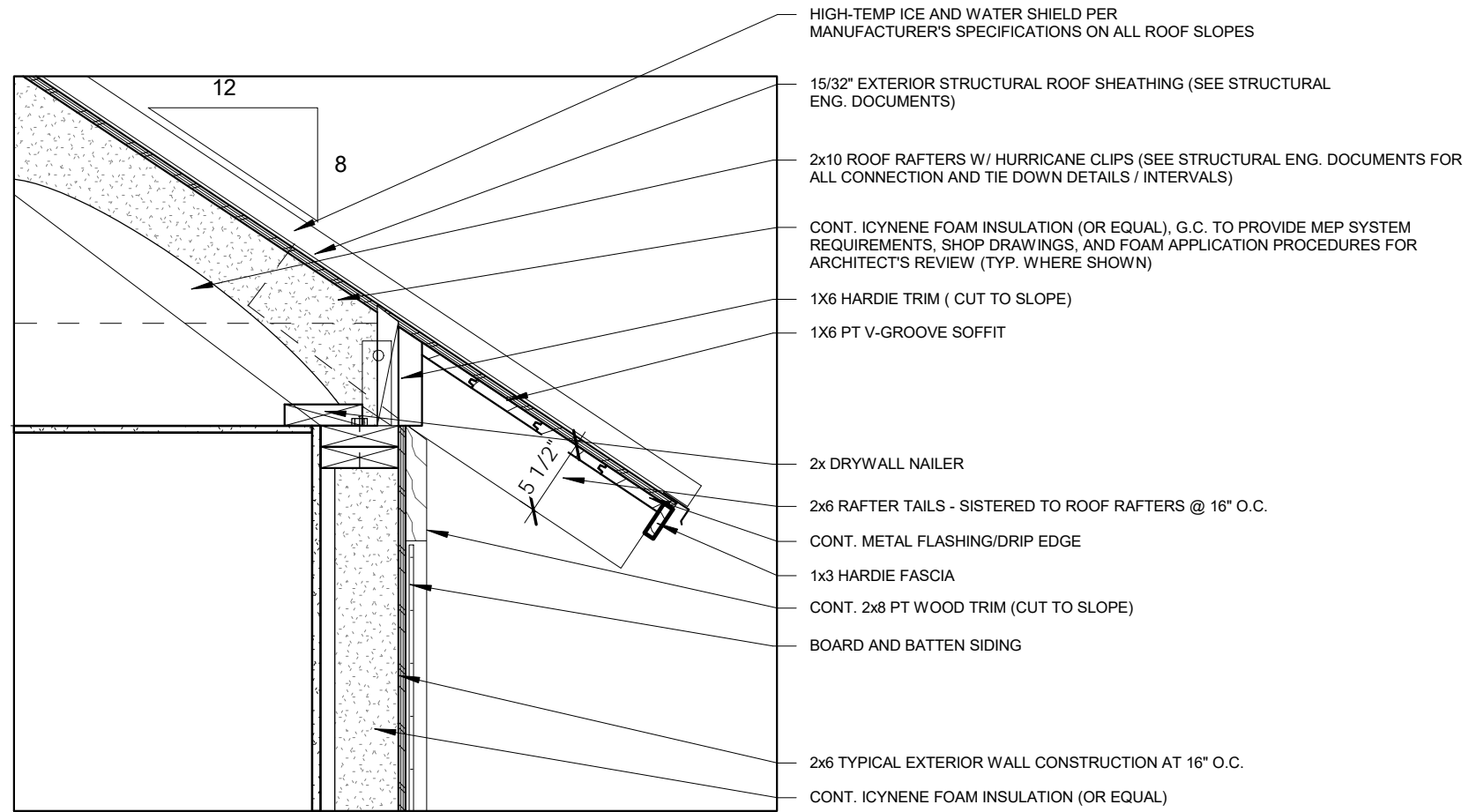
08/17/2020



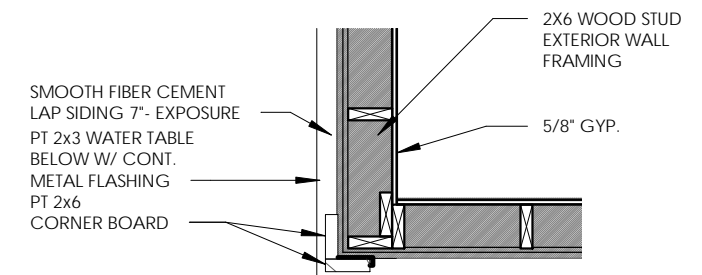
① NORTH ELEVATION- COURTYARD
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 2

08/17/2020



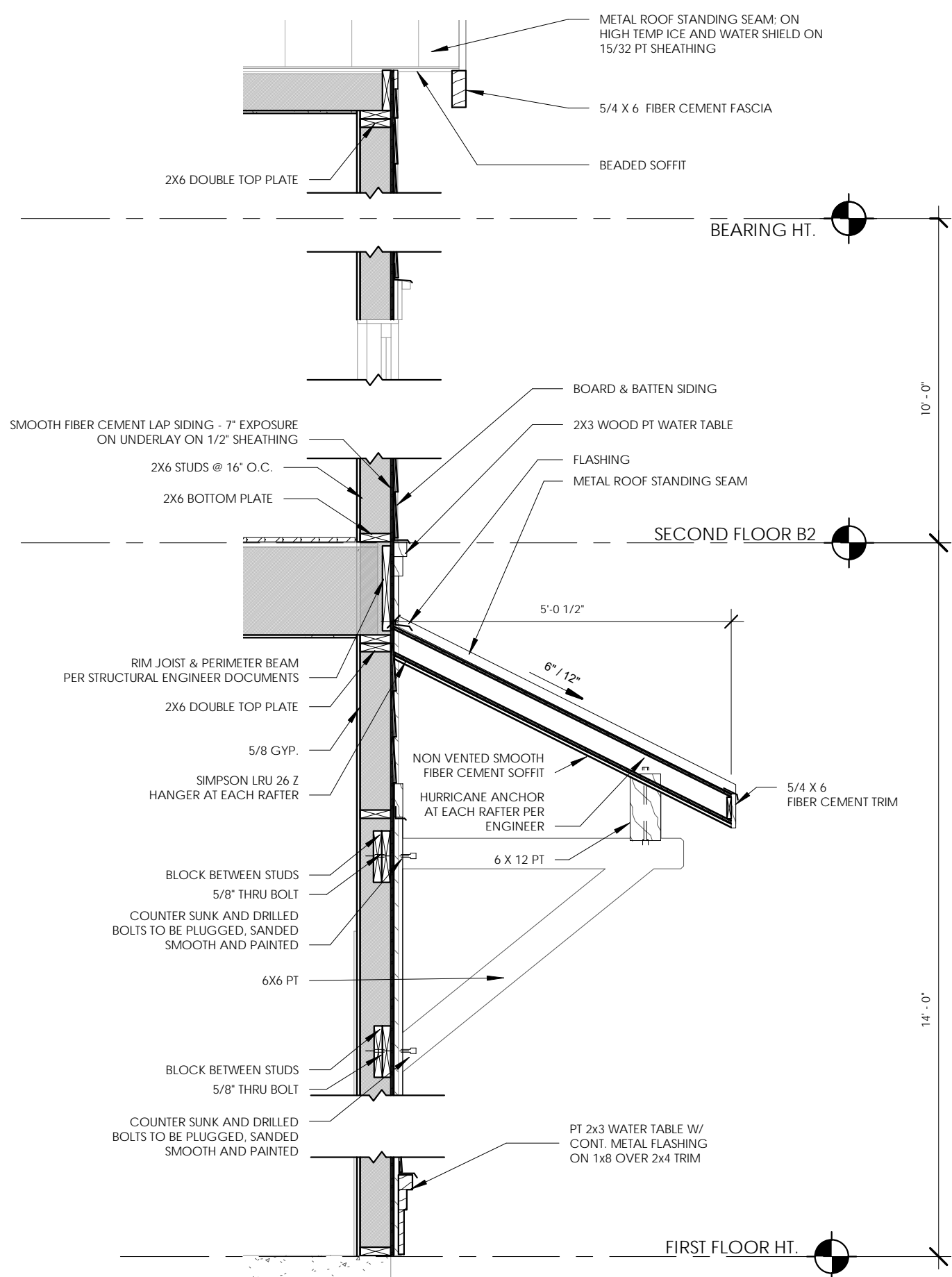
① EAVE DETAIL
1" = 1'-0"



② CORNER BOARD PLAN DETAIL
1/2" = 1'-0"

71 CALHOUN STREET -
BUILDING 2

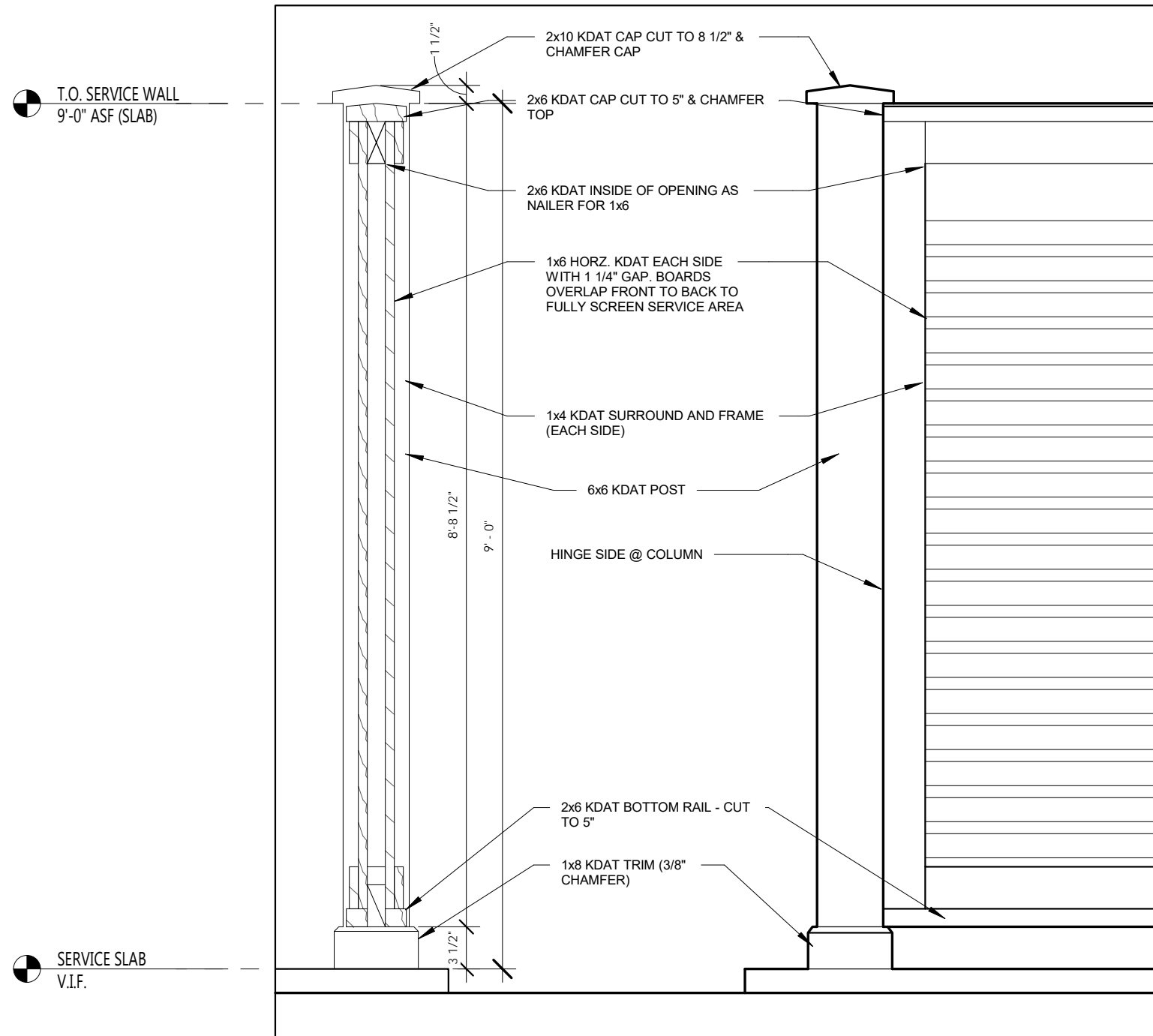
08/17/2020



71 CALHOUN STREET - BUILDING 2

08/17/2020

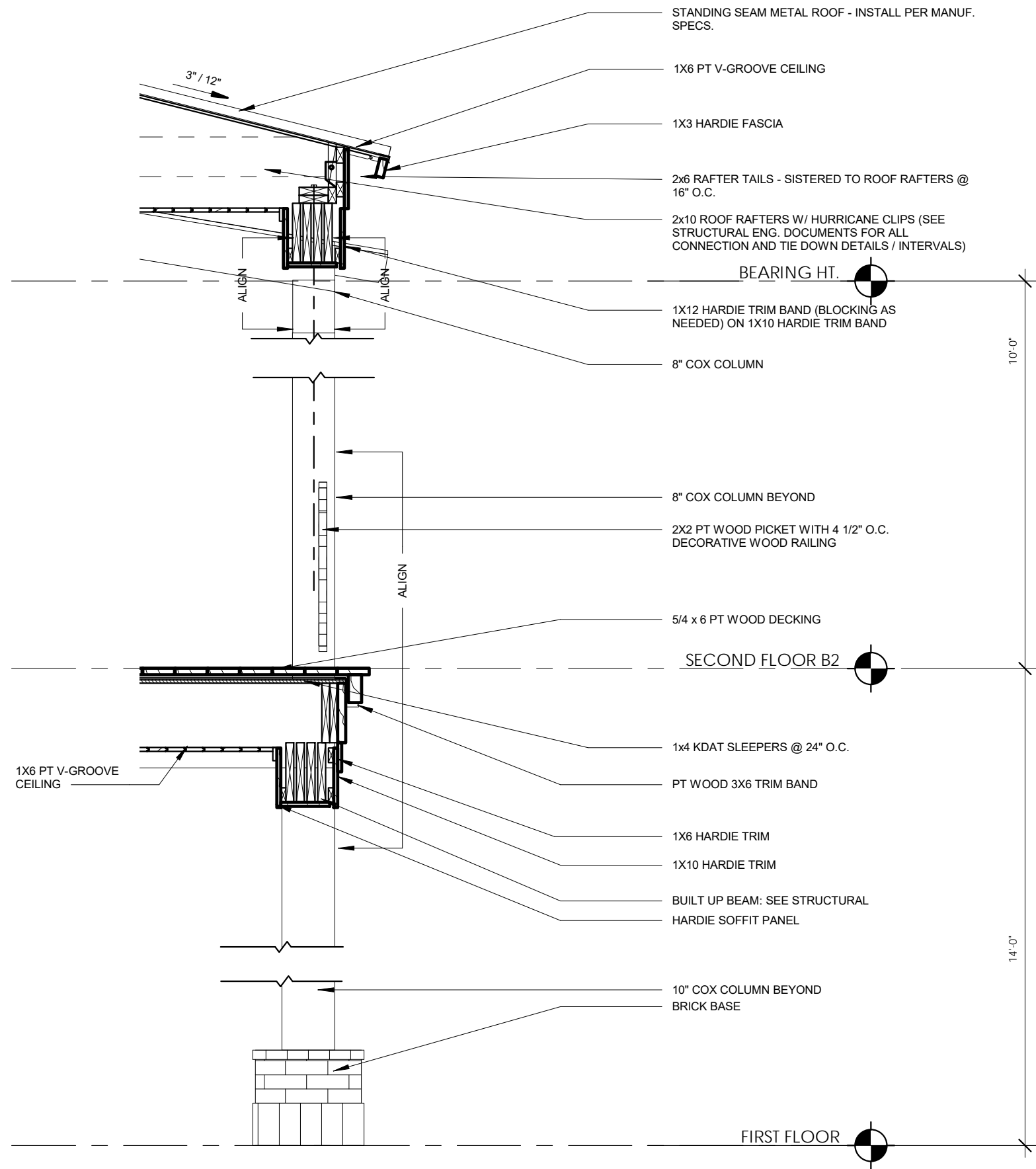
1 TYPICAL WALL SECTION
1/2" = 1'-0"



① TYPICAL SERVICE YARD DETAILS
1" = 1'-0"

71 CALHOUN STREET -
BUILDING 2

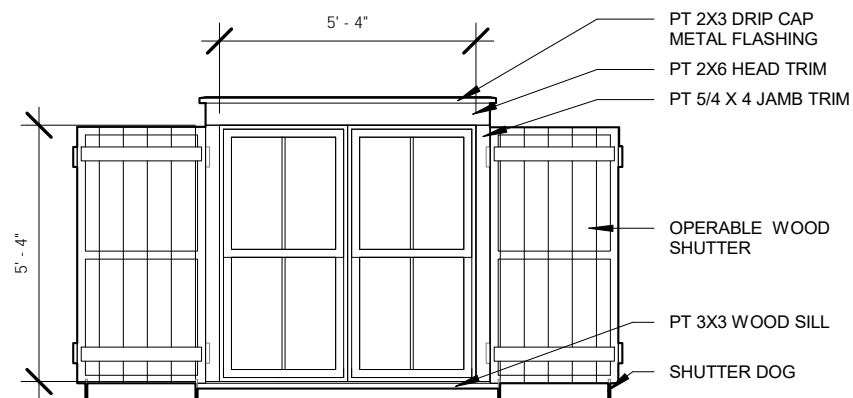
08/17/2020



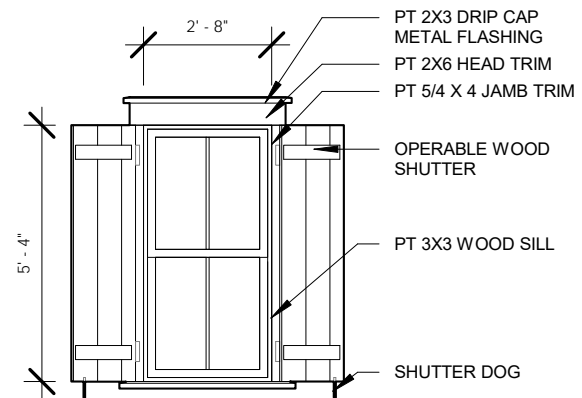
71 CALHOUN STREET - BUILDING 2

08/17/20

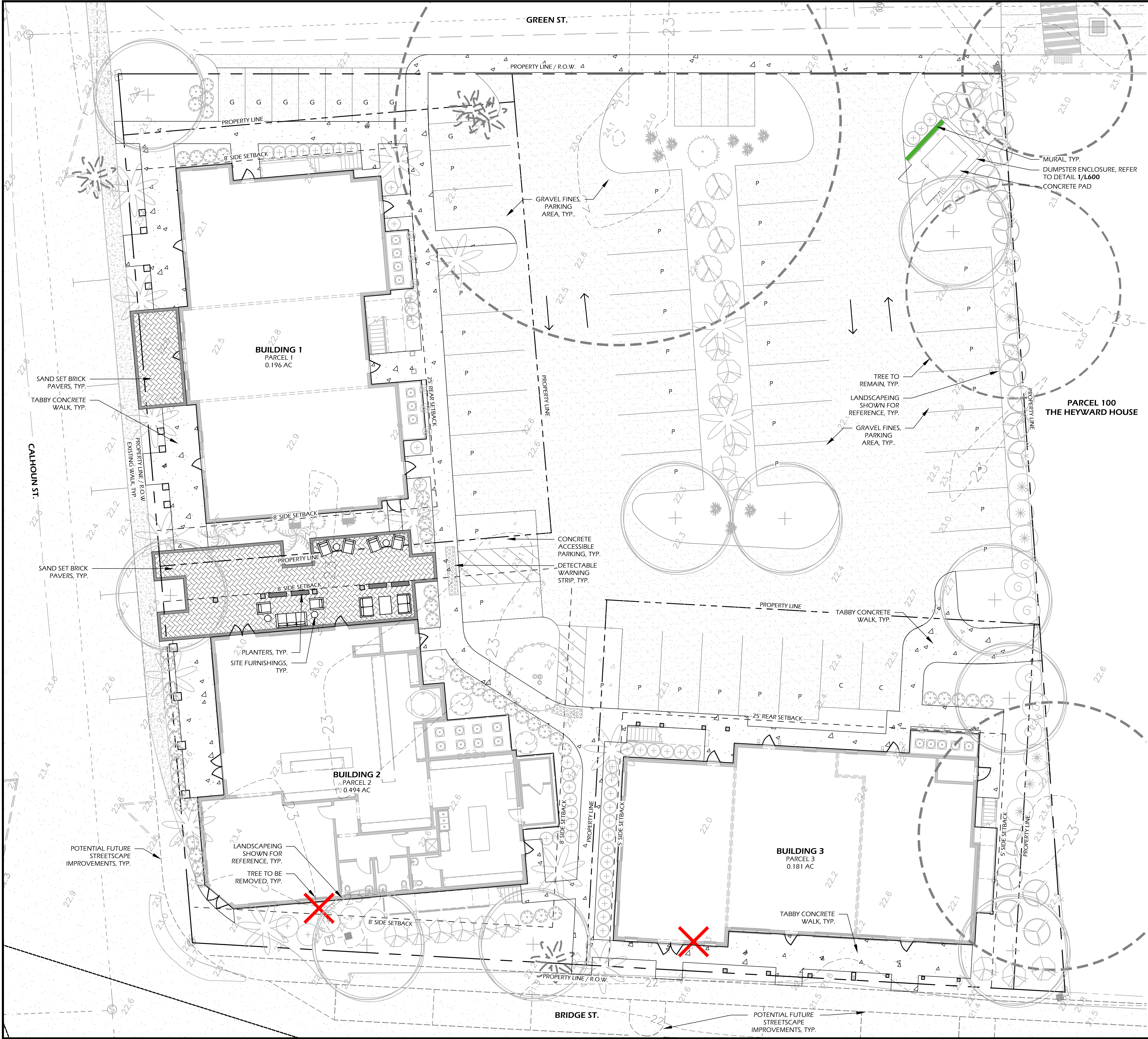
① PORCH SECTION DETAIL
1/2" = 1'-0"



① WINDOW
1/4" = 1'-0"



② TYPICAL WINDOW
1/4" = 1'-0"



REQUIRED PARKING			
DESCRIPTION	S.F. / UNIT	REQUIREMENTS	PARKING SPACES
RESTAURANT	3,500 S.F.	6 SPACES/1,000 S.F.	21
RETAIL	6,635 S.F.	2 SPACES/1,000 S.F.	13
APARTMENT	12 UNITS	2 SPACES/UNIT	24
TOTAL REQUIRED SPACES			58

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR	37
ACCESSIBLE CAR / VAN	3
COMPACT CAR	2
GOLF CART	11
ON STREET PARKING	6
TOTAL PARKING SPACES	59

NOTE:
1. 25% OF PARKING AREA MAY BE DESIGNATED AS GOLF CART SPACES (5.11.4 TOWN OF BLUFFTON U.D.O.).
2. 25% OF 59 SPACES IS 15 SPACES

Wimer Jones-Keefe Ltd. landscape architecture land planning

www.wjkltd.com

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SITE DEVELOPMENT PLANS
FOR
71 CALHOUN STREET
BLUFFTON, SOUTH CAROLINA

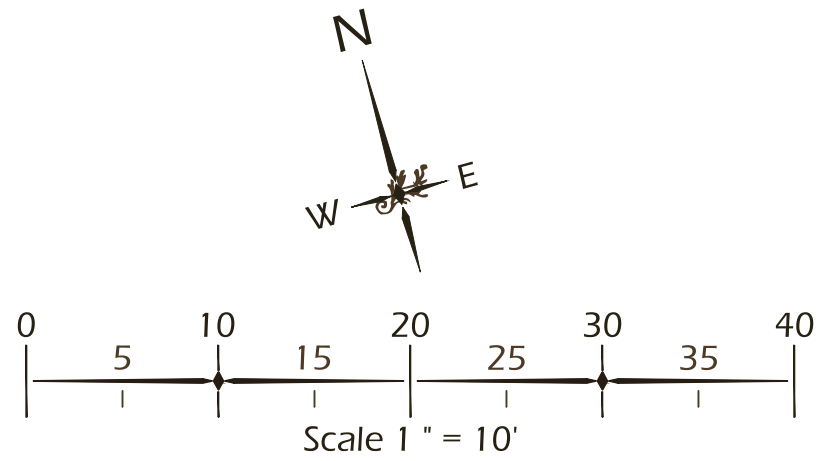
DATE: AUG. 17, 2020
PROJECT NO.: 17126.01
DRAWN BY: MY / JM
CHECKED BY: WM

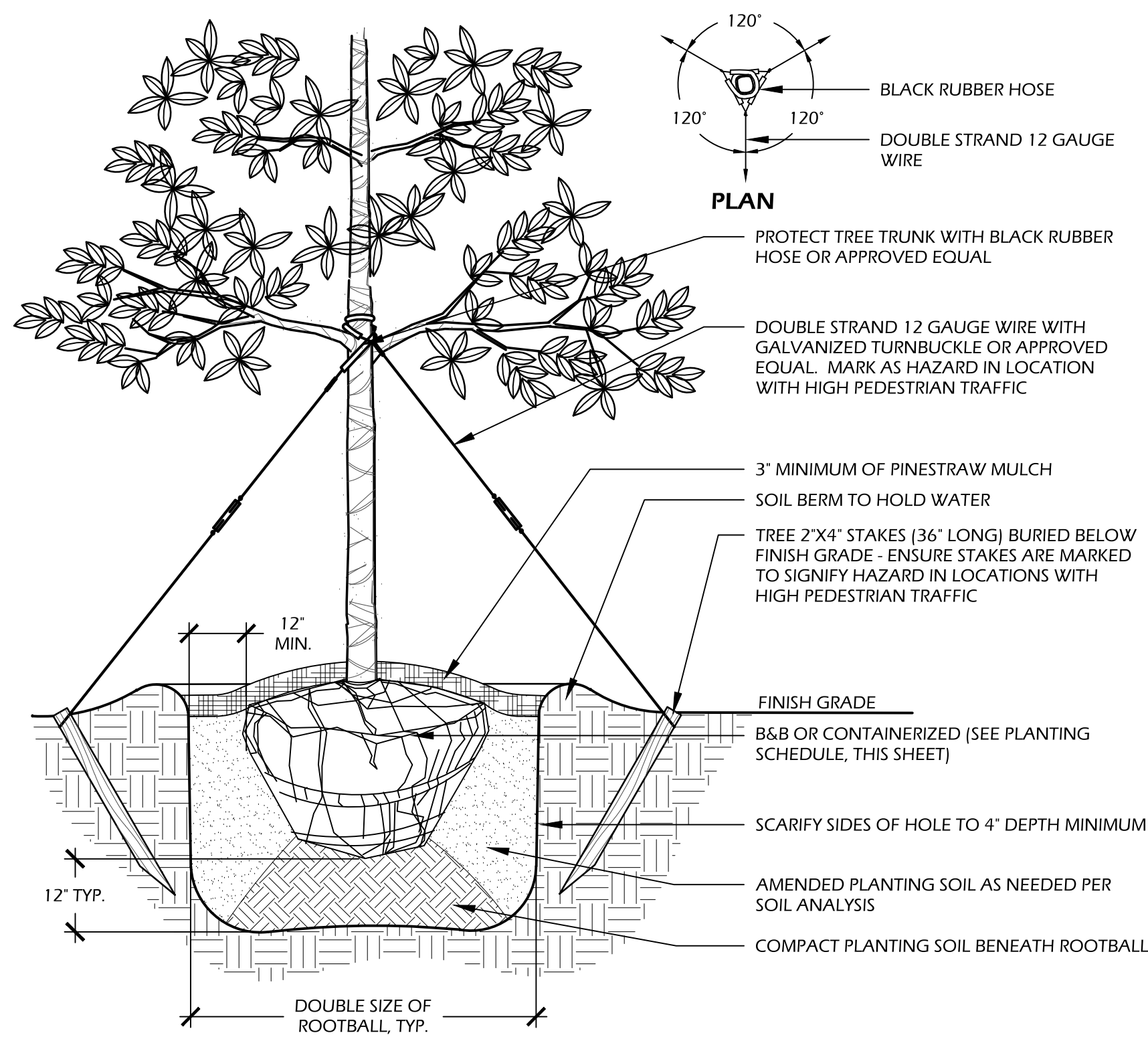
AMENDED D.R.C.
SUBMITTAL
PLAN-03, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L11

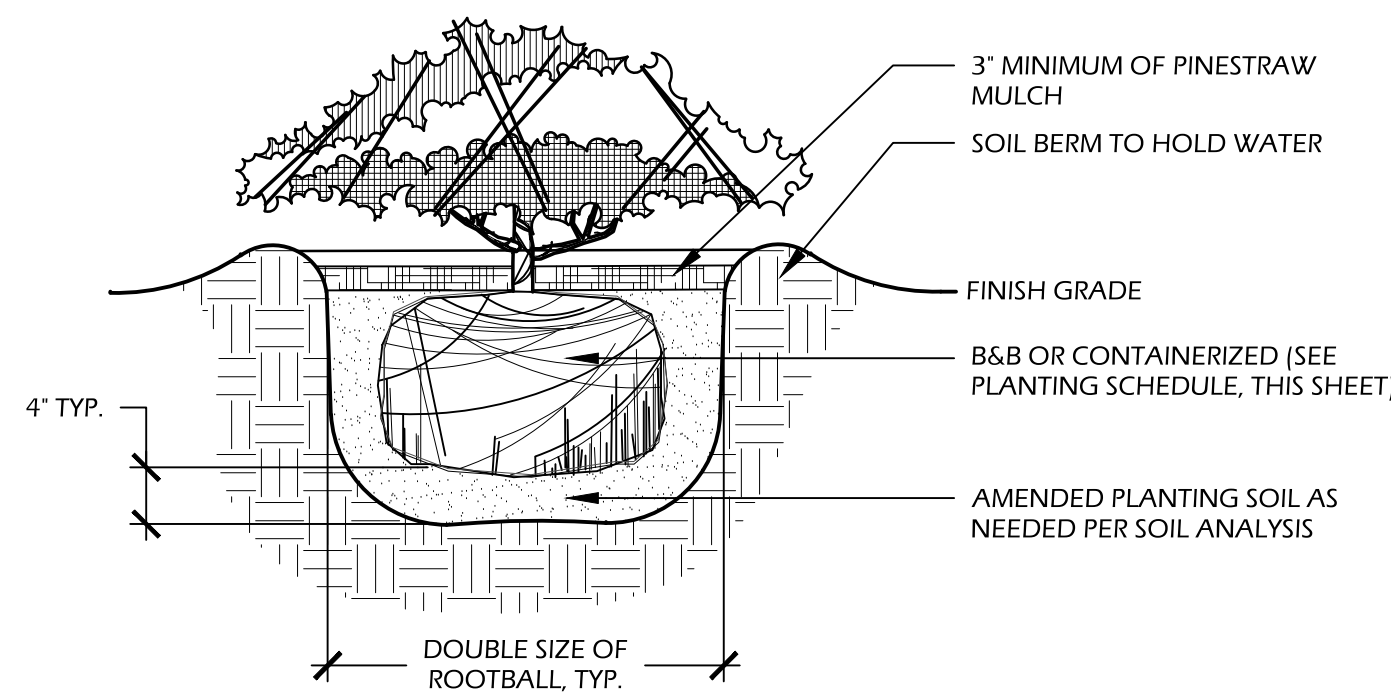




- NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2\"/>

1 // L501 TREE PLANTING

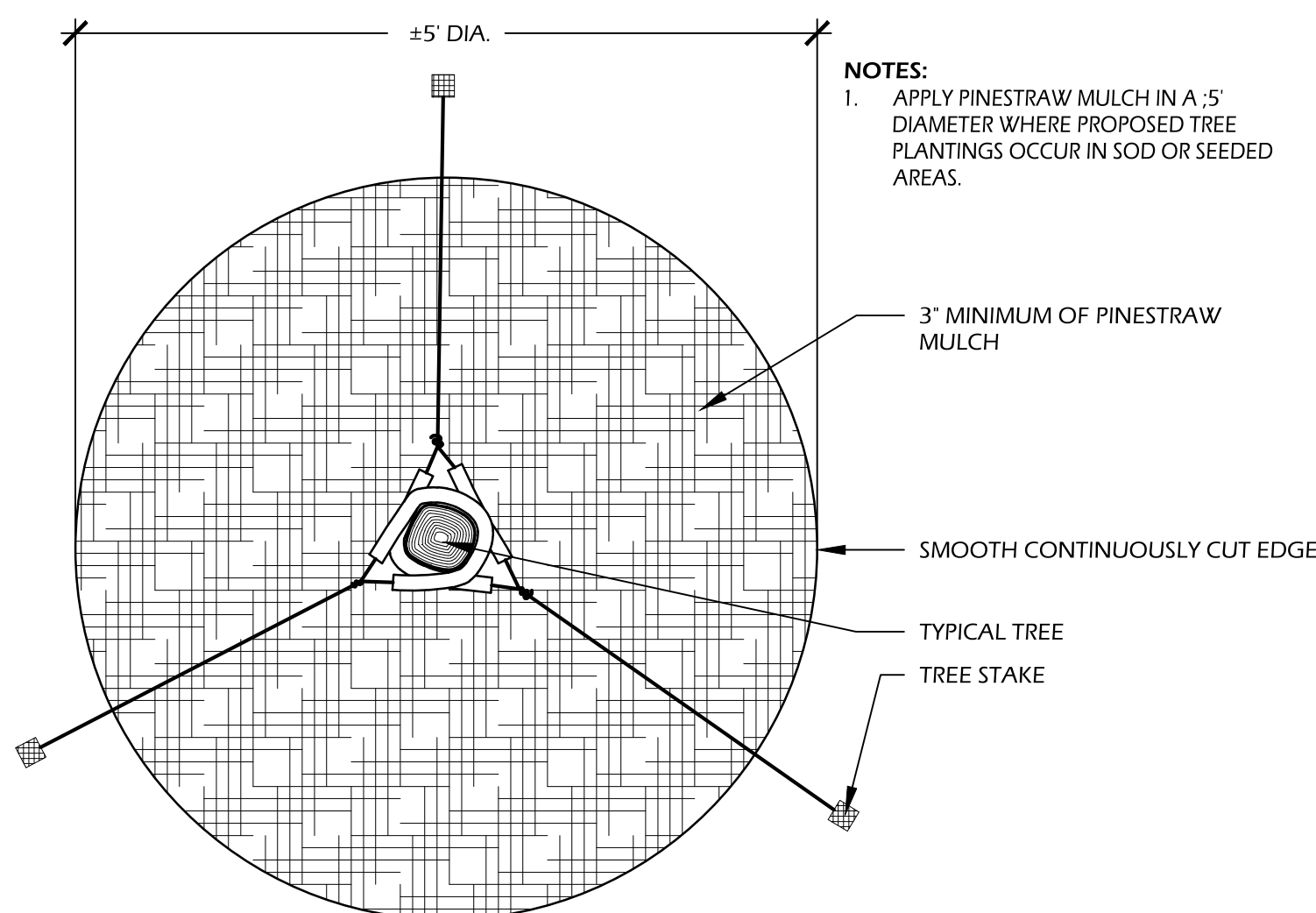
SCALE: N.T.S.



- NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE .2\"/>

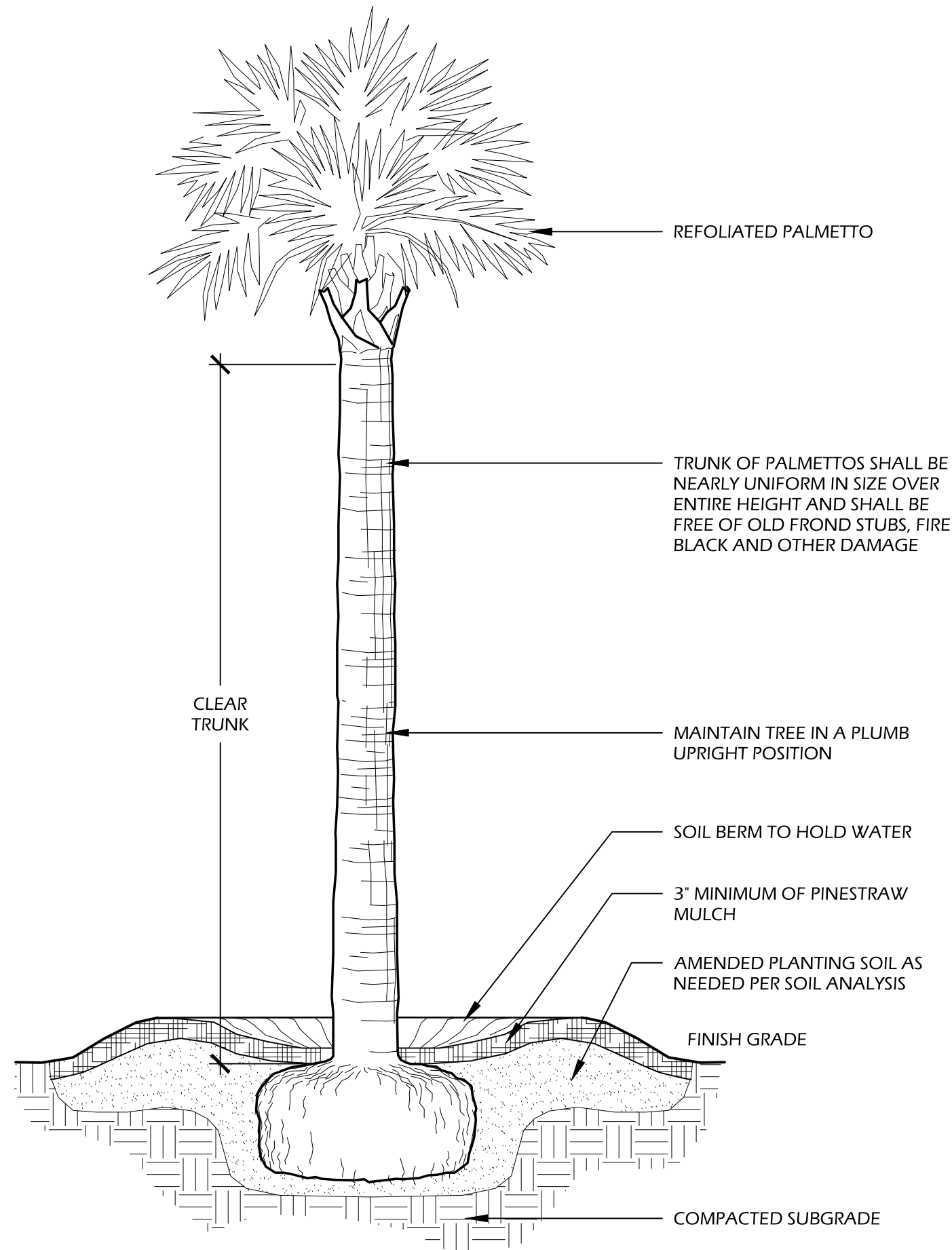
2 // L501 SHRUB PLANTING

SCALE: N.T.S.



3 // L501 TREE STAKING

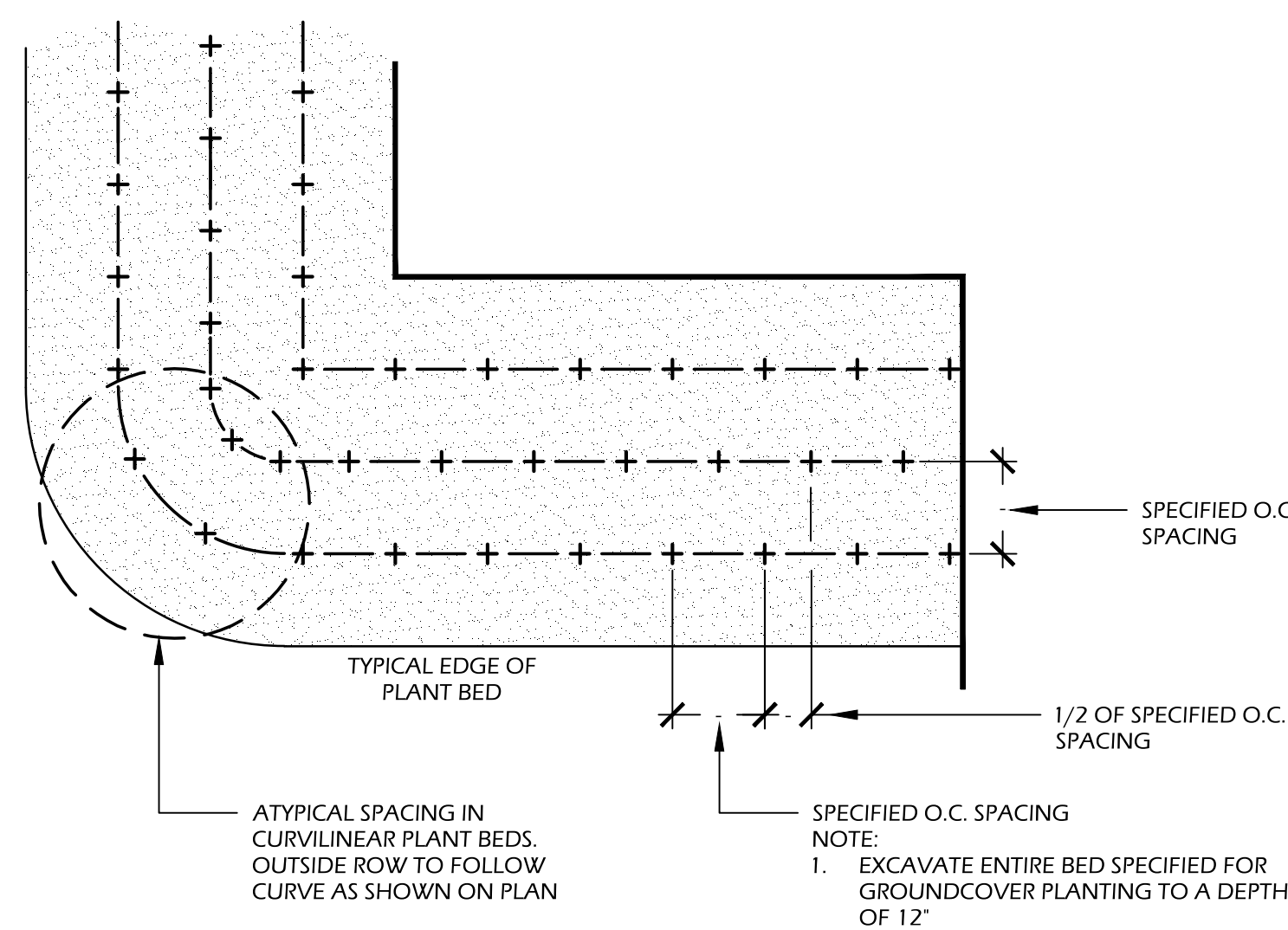
SCALE: N.T.S.



- NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

4 // L501 PALM TREE PLANTING

SCALE: N.T.S.



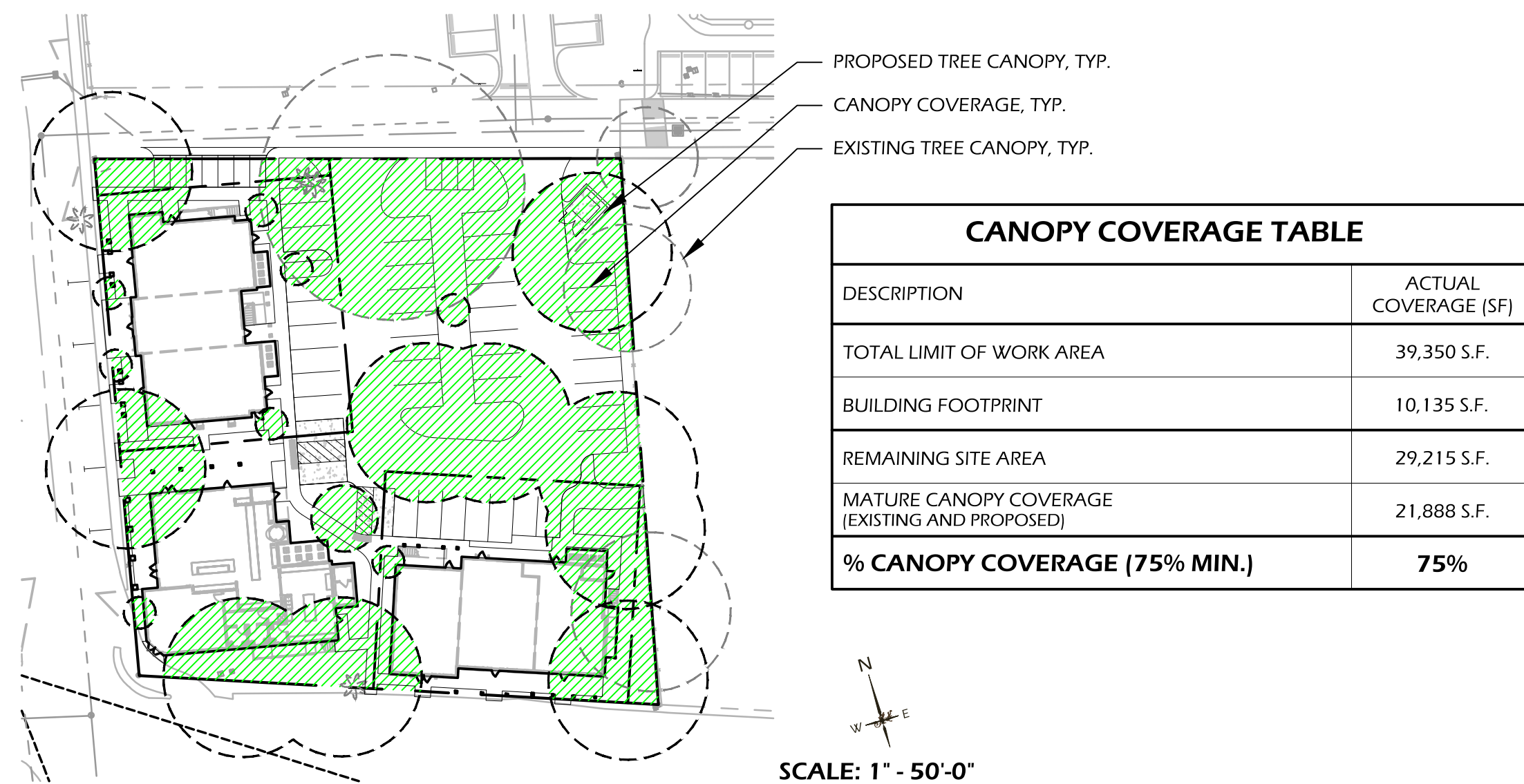
5 // L501 GROUND COVER PLANTING

SCALE: N.T.S.

PLANT SCHEDULE:

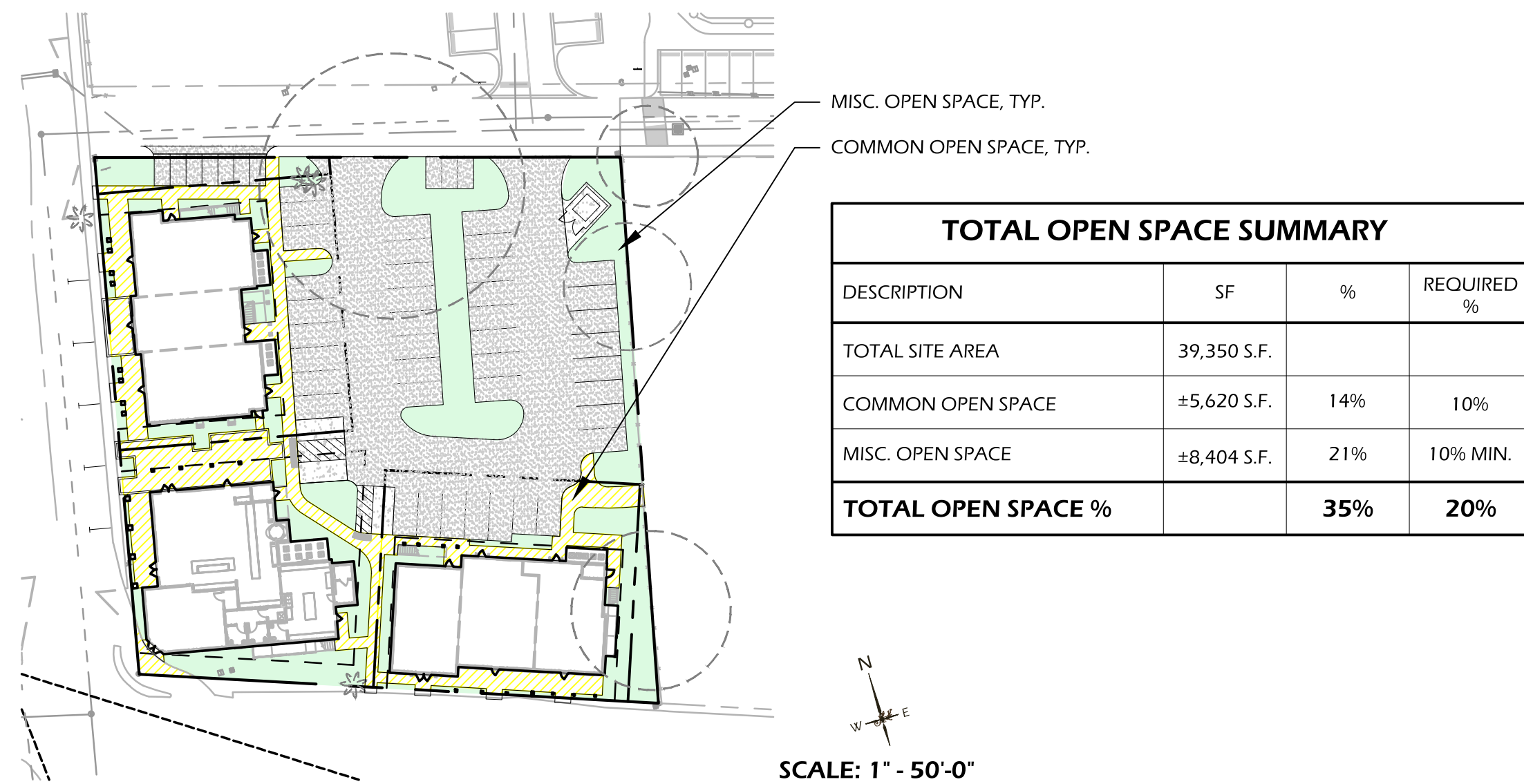
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
10	QUEV	Quercus virginiana	Live Oak	12'-14'	5'-6'	Cont.	3'	Full
16	SABP	Sabal Palmetto	Cabbage Palm	14'-16'	-	Cont.	-	Refoliated
UNDERSTORY TREES								
1	CHIV	Chionanthus virginicus	Fringe Tree	6'-7'	3'-4'	30 gal.	-	Full
2	LIVC	Livistona chinensis	Chinese Fan Palm	4'-5'	2'-3'	15 gal.	-	Full
SHRUBS								
18	AZAI	Azalea indica 'Formosa'	Formosa Azalea	3'-4'	30'-36"	15 gal.	-	Full
6	AZIM	Azalea indica 'Mrs. G. G. Gerbing'	Mrs. G. G. Gerbing Azalea	3'-4'	30'-36"	15 gal.	-	Full
3	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full, Red Flowering Variety
5	CASS	Camellia sasanqua 'Shishi Gashira'	Shishi Gashira Sasanqua Camellia	18'-24'	18'-24"	3 gal.	-	Full
53	ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18'-24"	18'-24"	7 gal.	-	Full
5	ILLP	Illicium parviflorum	Yellow Anise	30'-36"	24'-30"	7 gal.	-	Full
15	LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	30'-36"	24'-30"	7 gal.	-	Full
1	OSMF	Osmanthus fragrans	Fragrant Tea Olive	4'-5'	2'-3'	15 gal.	-	Full
49	PODM	Podocarpus macrophyllus	Podocarpus	36'-42"	24'-30"	15 gal.	-	Full
9	SERR	Serenoa repens	Saw Palmetto	24'-30"	18'-24"	15 gal.	-	Full
8	VIBO	Viburnum odoratissimum	Sweet Viburnum	3'-4'	30'-36"	15 gal.	-	Full
5	VIBS	Viburnum suspensum	Sandankwa Viburnum	30'-36"	24'-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
65	DRYE	Dryopteris erythrosora	Autumn Fern	10'-12"	8'-12"	1 gal.	24" O.C.	Full
50	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
34	ALPZ	Alpinia zerumbet	Variegated Shell Ginger	12'-18"	8'-12"	1 gal.	24" O.C.	Full
62	DIEI	Diets iridioides	White African Iris	12'-18"	8'-12"	1 gal.	24" O.C.	Full
31	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12'-16"	8'-12"	1 gal.	24" O.C.	Full
39	LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope	12'-16"	8'-12"	1 gal.	18" O.C.	Full
241	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4'-6"	12' runners	1 gal.	18" O.C.	Full
9	TRAJ	Trachelospermum jasminoides	Confederate jasmine	4'-6"	12' runners	1 gal.	18" O.C.	Full, Train to grow up fence
MULCH								
9,290	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

TREE CANOPY DIAGRAM:

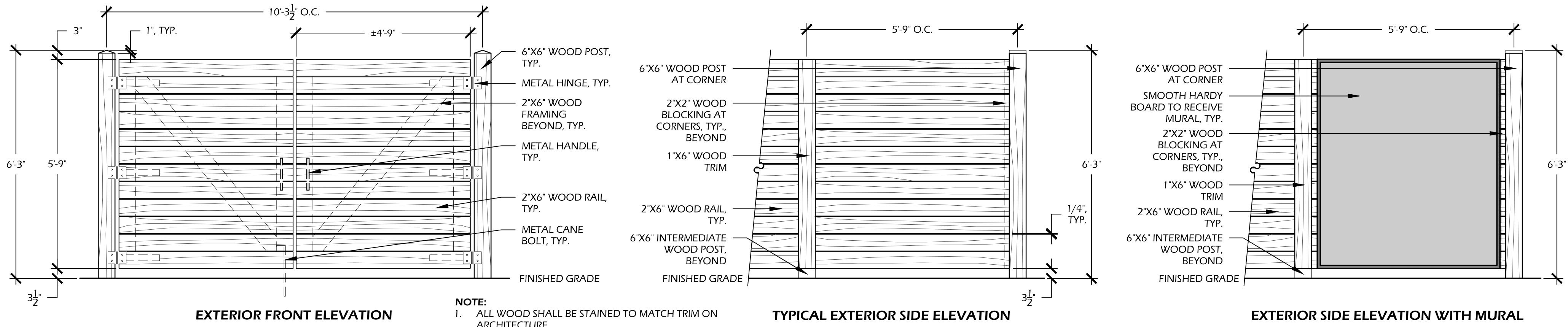


CANOPY COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	39,350 S.F.
BUILDING FOOTPRINT	10,135 S.F.
REMAINING SITE AREA	29,215 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	21,888 S.F.
% CANOPY COVERAGE (75% MIN.)	75%

OPEN SPACE DIAGRAM:



TOTAL OPEN SPACE SUMMARY			
DESCRIPTION	SF	%	REQUIRED %
TOTAL SITE AREA	39,350 S.F.		
COMMON OPEN SPACE	±5,620 S.F.	14%	10%
MISC. OPEN SPACE	±8,404 S.F.	21%	10% MIN.
TOTAL OPEN SPACE %		35%	20%



1 // L600 DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

SITE COVERAGE TABLE					
DESCRIPTION	LOT 1	LOT 2	LOT 3	COMMON 1	COMMON 2
TOTAL BUILDING FOOTPRINTS	3,350 S.F.	3,500 S.F.	3,285 S.F.	0 S.F.	0 S.F.
TOTAL IMPERVIOUS DRIVES, WALKS, PATHS	1,278 S.F.	1,420 S.F.	935 S.F.	56 S.F.	14 S.F.
TOTAL OPEN / COVERED PATIO	617 S.F.	780 S.F.	617 S.F.	0 S.F.	0 S.F.
TOTAL IMPERVIOUS COVERAGE	5,245 S.F.	5,700 S.F.	4,837 S.F.	56 S.F.	14 S.F.
TOTAL SITE S.F.	8,536 S.F.	21,537 S.F.	7,872 S.F.	881 S.F.	523 S.F.
% SITE COVERAGE	61%	26%	61%	0.6%	0.3%

OPEN SPACE TABLE (INDIVIDUAL LOTS)					
DESCRIPTION	LOT 1	LOT 2	LOT 3	COMMON 1	COMMON 2
TOTAL SITE AREA	8,536 S.F.	21,537 S.F.	7,872 S.F.	881 S.F.	523 S.F.
COMMON OPEN SPACE (10% MIN. REQUIRED)	1,980 S.F. (23%)	2,049 S.F. (10.0%)	1,481 S.F. (19%)	96 S.F. (11%)	14 S.F. (0.3%)
MISC. OPEN SPACE (10% MIN. REQUIRED)	1,185 S.F. (14%)	5,094 S.F. (23%)	1,281 S.F. (16%)	335 S.F. (38%)	509 S.F. (97%)
TOTAL OPEN SPACE % (20% REQUIRED)	37%	33%	35%	49%	97.3%



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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
71 CALHOUN STREET
BLUFFTON, SOUTH CAROLINA

DATE:	AUG. 17, 2020
PROJECT NO.:	17126.01
DRAWN BY:	MY / JM
CHECKED BY:	WM

AMENDED D.R.C.
SUBMITTAL
PLAN-03, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L600





















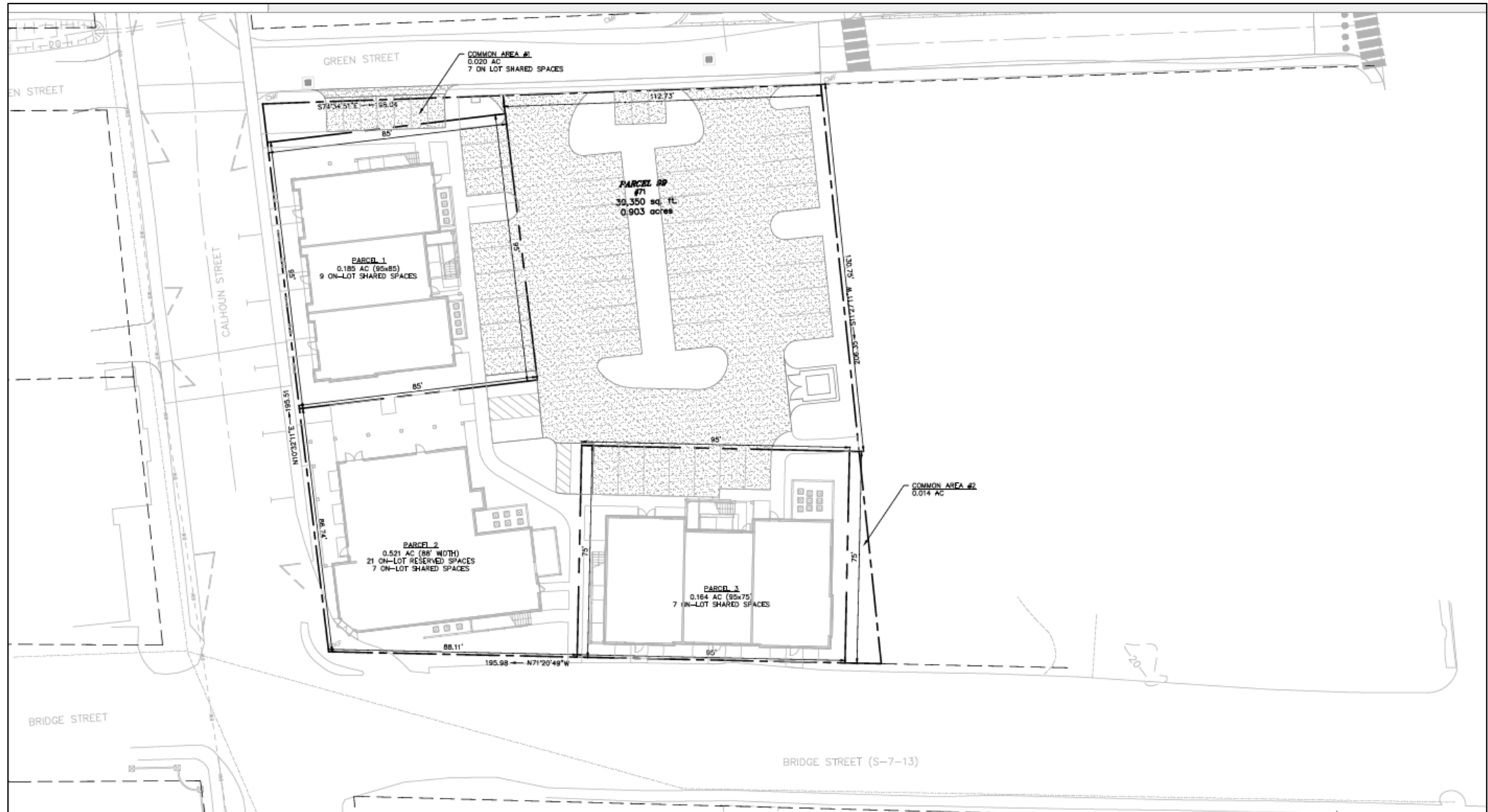
BUILDING COMPARISON TABLE

Building Name	Address	Size, Square Feet (SF)	Height, Stories	Use	Year Built	Contributing Structure?
May River Montessori Building 1	60 Calhoun Street	3,224	2	School	1967 2010	No
May River Montessori Building 2	62 Calhoun Street	7,068	2	School (Day Care)	1977 2016	No
Moonlit Lullaby	55 Bridge Street	3,420	2	Commercial	2019	No
Fripp-Lowden House	80 Calhoun Street	2,165	1	Residential	1909	Yes
Seven Oaks	82 Calhoun Street	1,230	2	Commercial	1850	Yes
57 Calhoun Street Main Home	57 Calhoun Street	988	1	Residential	1962	No
57 Calhoun Street Carriage House	57 Calhoun Street	560	2	Residential	1968	No
Peeples' Store	56 Calhoun Street	2,106	1.5	Mixed-Use	1904	Yes
55 Calhoun Street	55 Calhoun Street	3,060	2	Restaurant	2005	No
40 Calhoun Street	40 Calhoun Street	4,360	2	Mixed-Use	2008	No
20 Calhoun Street	20 Calhoun Street	3,816	2	Mixed-Use	1890	Yes
15 Captains Cove – Building 1	15 Captains Cove	4,366	2	Commercial	2008	No
15 Captains Cove – Building 2	15 Captains Cove	550	1	Commercial	2008	No
15 Captains Cove – Building 3	15 Captains Cove	1,484	1.5	Commercial	2009	No
15 Captains Cove – Building 4	15 Captains Cove	790	1	Commercial	2009	No
Heyward House	70 Boundary Street	2,539	1.5	Commercial	1840	Yes

BUILDING COMPARISON TABLE

Building Name	Address	Size, Square Feet (SF)	Height, Stories	Use	Year Built	Contributing Structure?
Heyward House – Out Building 1	70 Boundary Street	160	1	Commercial	1930	Yes
Heyward House – Out Building 2	70 Boundary Street	228	1	Commercial	1840	Yes
14 Church Street	14 Church Street	4,745	2.5	Mixed-Use	2020	No
16 Church Street	16 Church Street	5,015	2.5	Mixed-Use	--	No
71 Calhoun Street – Building 1 – PROPOSED	<i>71 Calhoun Street</i>	<i>7,500</i>	<i>2.5</i>	<i>Mixed-Use</i>	<i>n/a</i>	<i>n/a</i>
71 Calhoun Street – Building 2 – PROPOSED	<i>71 Calhoun Street</i>	<i>7,850</i>	<i>2</i>	<i>Mixed-Use</i>	<i>n/a</i>	<i>n/a</i>
71 Calhoun Street – Building 3 – PROPOSED	<i>71 Calhoun Street</i>	<i>7,620</i>	<i>2.5</i>	<i>Mixed-Use</i>	<i>n/a</i>	<i>n/a</i>

Building 2



71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Proposed (September 24, 2020)



Change from brick to wood columns with a brick base. Addition of double end-columns on ground and second floor. (HPC)

Reduction of front-facing gable to be within 2 feet of Moonlit Lullaby building. (HPC)

① **WEST ELEVATION- CALHOUN STREET**
1/8" = 1'-0"

71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Previous (August 5, 2020)



71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Proposed (September 24, 2020)



More columns added 10 vs. 6.

The addition of a column

The addition of a window

① SOUTH ELEVATION- BRIDGE STREET
1/8" = 1'-0"

71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Previous (August 5, 2020)

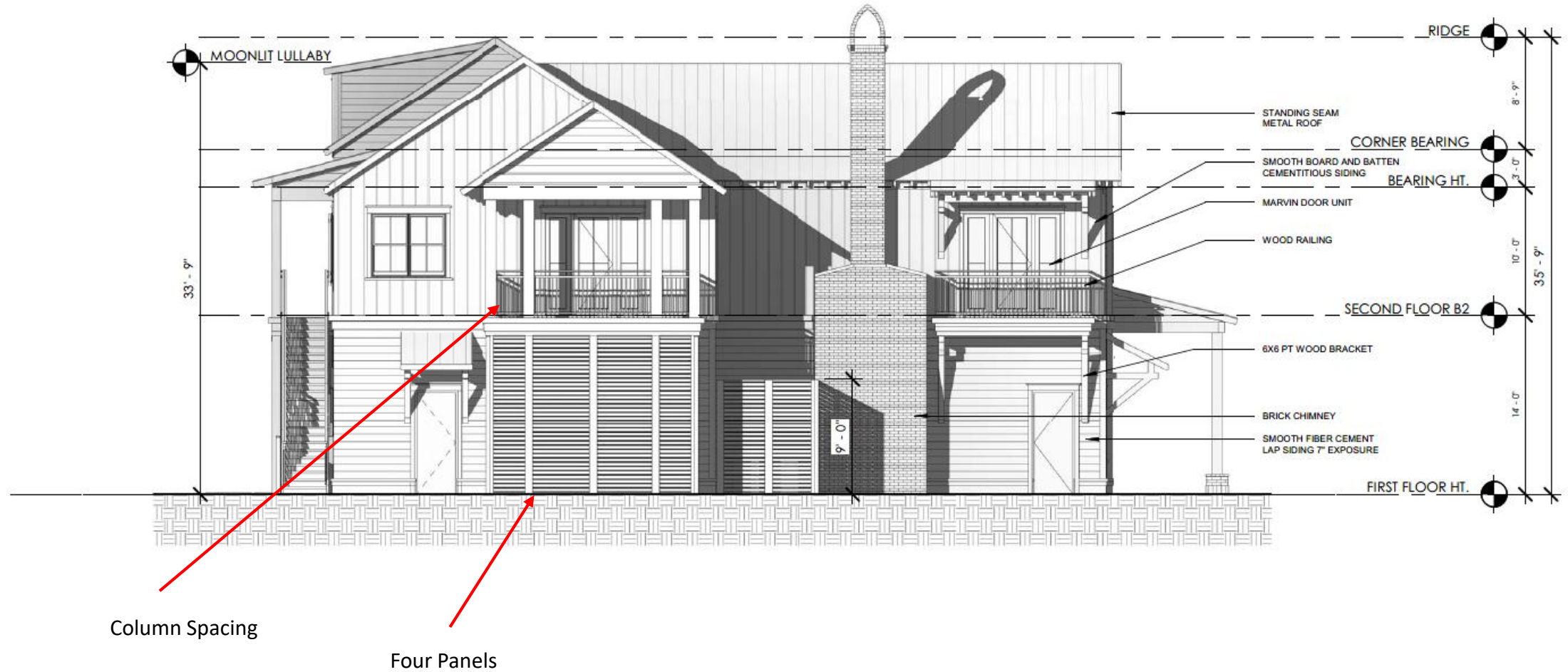


① SOUTH ELEVATION- BRIDGE STREET
1/8" = 1'-0"

71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Proposed (September 24, 2020)

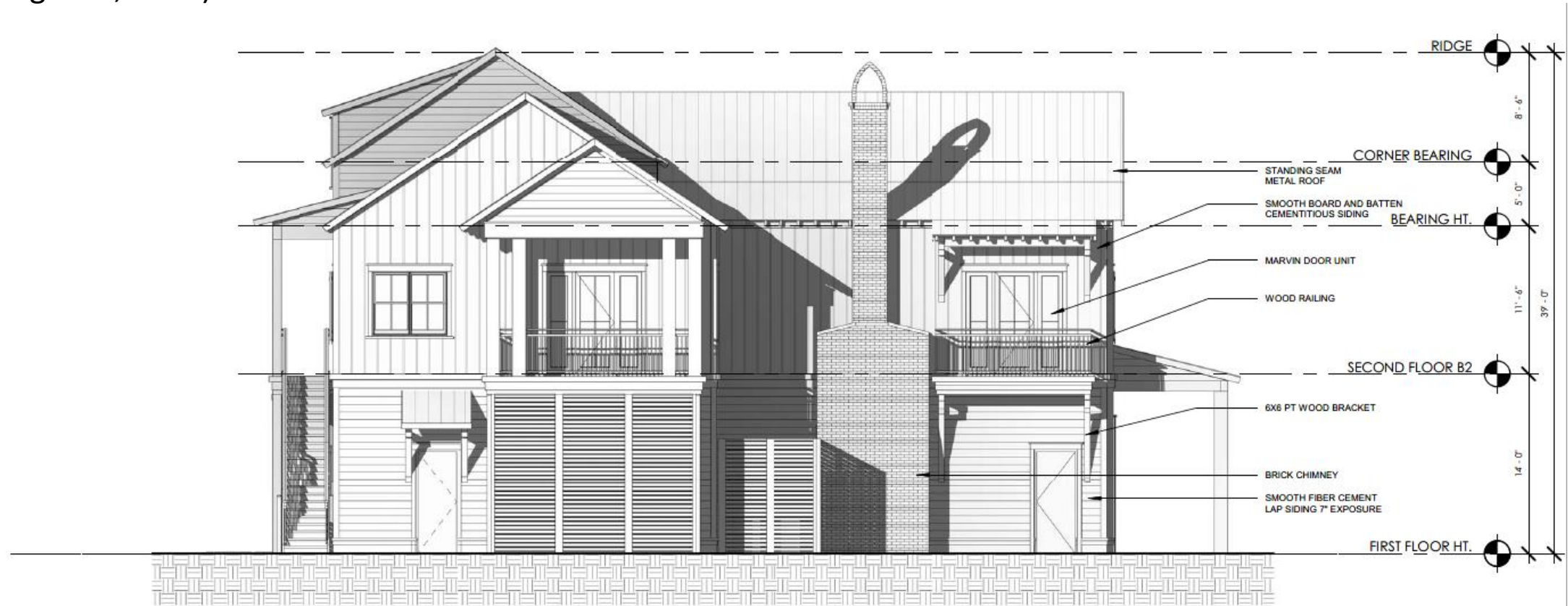


① EAST ELEVATION- COURTYARD
1/8" = 1'-0"

71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Previous (August 5, 2020)

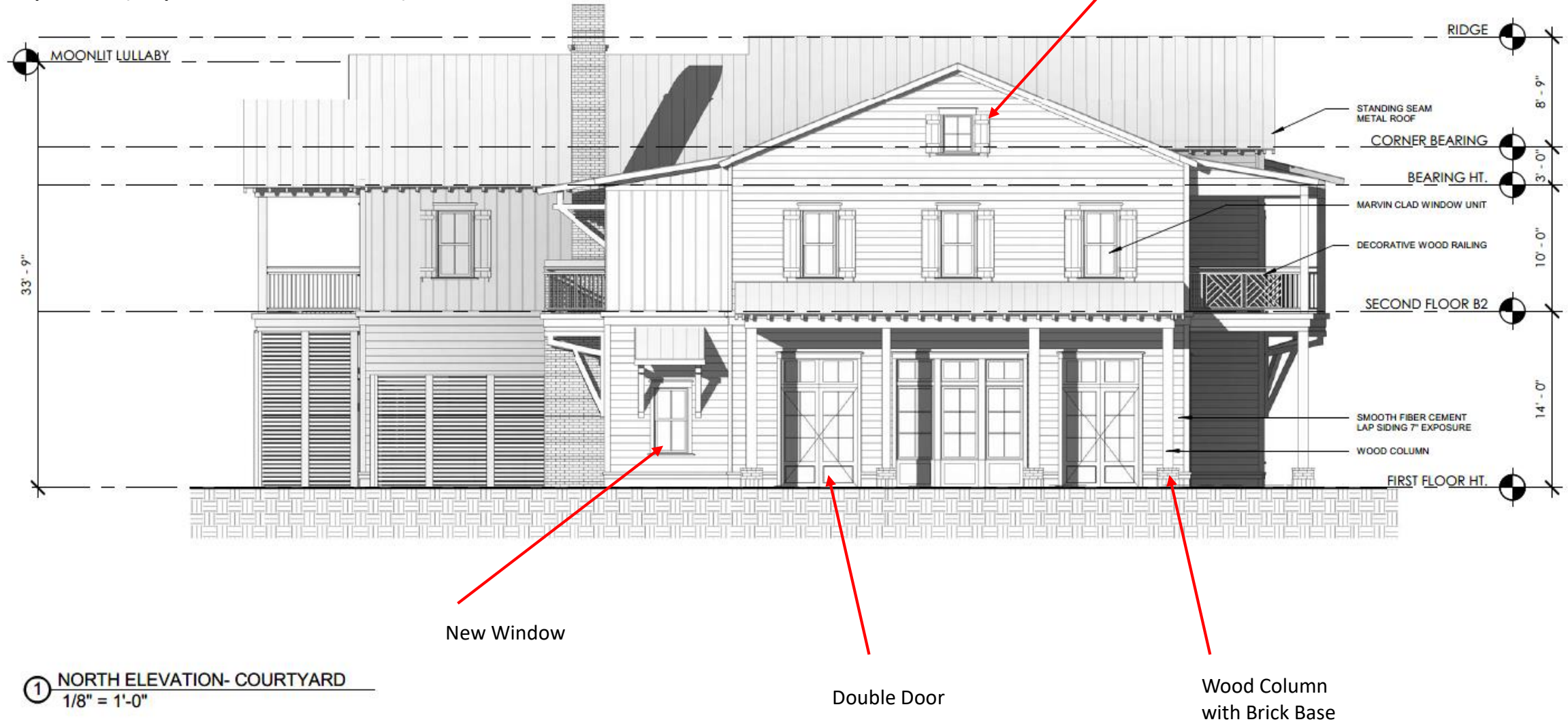


① EAST ELEVATION- COURTYARD
1/8" = 1'-0"

71 Calhoun Street – Elevation Comparison

Shutter Change ATTACHMENT 10

Proposed (September 24, 2020)



71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Previous (August 5, 2020)



① NORTH ELEVATION- COURTYARD
1/8" = 1'-0"

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	September 24, 2020
PROJECT:	71 Calhoun Street, Building 3– New Construction: Mixed-Use
APPLICANT:	Court Atkins Group
PROJECT MANAGER:	Heather L. Colin, Director of Growth Management

APPLICATION REQUEST: The Applicant, Court Atkins Group on behalf of Cunningham, LLC, requests that the Historic Preservation Commission approve the following application:

1. **COFA-12-19-013785.** A Certificate of Appropriateness to construct a new mixed-use building of approximately 7,620 sf located at the intersection of Bridge Street and Calhoun Street in the Old Town Bluffton Historic District and zoned Neighborhood Center – HD (NCE-HD).

Note: This application was continued from the August 5, 2020 Historic Preservation Commission (HPC) meeting. The reason for the continuation is explained in the background section of this report.

BACKGROUND: The building, “Building 3,” which is subject to this application, is one of three buildings being proposed at the lot currently addressed 71 Calhoun Street and identified by parcel number R610 039 00A 0099 0000. As provided in Unified Development Ordinance (UDO) Sec. 4.2.11, the purpose and intent of the NCE-HD District is:

A. “The NCE-HD district is the historic center of shops, residences, and workplaces in the Old Town Bluffton Historic District. *The zone has been created to protect the historic and eclectic character of the area* [emphasis added].

B. The continued reuse of historic structures will help to create a complete mixed-use environment and *careful infill development that will respect the existing buildings with regards to building placement, massing and scale* [emphasis added]. The NCE-HD district is a place

where the greatest range of traditional building types are expected and encouraged.”

As required by Article 3 of the UDO, a Development Plan is required for the overall site development, as well as a Certificate of Appropriateness-HD (COFA) for the architecture. The Development Plan (DP-11-17-011473) was approved based on a previous submission to address site planning including, but not limited to landscaping, drainage, parking, and circulation. The approved Plan includes six (6) lots with five (5) buildings. An amended Development Plan is proposed to have three (3) buildable lots. In addition to a COFA for each building and the amended Development Plan, a Subdivision is required as within the -HD zoning districts only one primary structure is permitted per lot.

On November 18, 2019, Building 1 was reviewed by the Historic Preservation Review Committee (HPRC) and comments were provided to the Applicant. The Applicant made revisions and resubmitted a new conceptual application.

On January 13, 2020, the HPRC reviewed a revised conceptual application for Building 1, along with conceptual applications for Buildings 2 and 3. Based on comments, the Applicant revised these plans and submitted Final COFA applications for each building. As the changes were expansive, the UDO Administrator determined the applications be brought back before the HPRC for review prior to being heard by the full Historic Preservation Commission. The comments focused on the mass and scale of the buildings as well as architectural details that needed to be readdressed to be in compliance with the Old Town Master Plan and the UDO.

On May 4, 2020, the HPRC reviewed the final applications for the three COFA applications for the construction of three, two and one-half (2.5) story buildings of approximately 8,000 SF each on the property identified by tax map number R610 039 00A 0099 0000 (COFA-10-19-013647, COFA-12-19-013784, COFA-12-19-013785). After a lengthy discussion by Staff and the HPRC, the Applicant requested the applications be brought before the full HPC as a workshop item to help provide direction on the design of the buildings prior to formal review.

On June 10, 2020 at a Special Meeting of the HPC, the applications for all three buildings were discussed as workshop items. Discussion centered primarily on the massing and scale of the structures in relation to the surrounding historic and residential structures.

On August 5, 2020, the HPC reviewed the COFA applications for all three buildings, all of which were tabled so the Applicant could address comments provided by the HPC and Town Staff. With regards to Building 3, the HPC had the following comments: 1) Address conditions 1-5 and 8 from the staff report to the HPC dated August 5, 2020; 2) Revise the building height to provide a mass and scale that better reflects the residential character of Bridge Street, and that is comparable to the revised height for Building 2; and, 3) Provide articulation on the North Elevation to reduce the building’s mass and the appearance of flatness. As other adjustments have been

made that are not identified in the Narrative, Town Staff conducted a complete review of the resubmitted application.

In response to the HPC, the Applicant provided a Narrative (Attachment 3) to explain how they addressed the conditions, including additional modifications made, as well as revised building plans/elevations (Attachment 6). Additional building perspectives have also been provided. (Attachment 8).

INTRODUCTION: The Applicant proposes to construct a mixed-use building on a 0.89-acre lot located at the northeast corner of the intersection of Bridge Street and Calhoun Street (Attachment 1). The structure would be located at the southeast corner of the site on a lot that is proposed to be 95 feet wide. The property is in the Old Town Bluffton Historic District, a local historic district, a portion of which is also a National Register Historic District (NRHD). The adjacent property to the east (Heyward House and outbuildings) and the properties directly across Calhoun Street are within the NRHD. The Heyward House is a contributing structure to both historic districts.

The proposed Building 3 is intended for mixed-use (ground floor commercial with residential above). It is approximately 7,620 total square feet (sf) with a ground floor building footprint of 3,285 sf. These square footages have not changed since the last HPC meeting.

The 2 1/2-story structure is roughly rectangular in shape composed of three masses. The tallest portion of Building 3 is located under a forward-facing gable. It features a brick-sided first story with horizontal lap siding on the upper stories. The rest of the structure is under a series of two (2) side facing gables that step down towards the eastern side of the building. The center portion of the building has a two-story porch under a shed roof with brick columns on the first story colonnade. The final section has a recessed balcony that acts as a continuation from the center mass, with wood posts.

The proposed building attempts to reflect the vernacular characteristics of Bluffton by integrating a variety of typical architectural forms and features such as gable and shed roofs, residential balconies over first floor colonnades and traditional fenestration patterns. The building incorporates materials used throughout Old Town Bluffton Historic District, including metal roofs, horizontal hardi-siding, operable shutters, hardi-shingle and brick columns.

Modifications not identified in the Narrative include: 1) A single-window under the front-facing gable on the south elevation (previously two windows); Removal of the awning over the door under the rear-facing gable on the north elevation; 3) Material for the side of the dormer, visible from the north and south elevations has changed from a smooth fiber cement panel to fiber cement lap siding; and, 4) The header between the dormer windows and the roof on the west elevation has increased.

REVIEW CRITERIA & ANALYSIS: UDO Section 3.18.(Certificate of Appropriateness – Historic District) describes the procedures and standards to facilitate the review of

new construction within the Old Town Bluffton Historic District. The objectives in UDO Sec. 3.18.1 (Intent), in addition to the applicable review criteria in Sec. 3.18.3 (Application Review Criteria) must be considered by Town Staff and the Historic Preservation Commission. Findings are based on a review of the most recent plans provided by the Applicant dated August 17, 2020.

I. 3.18.1 Intent

- A. Maintenance of education, cultural and general welfare of the public through preservation, protection and enhancement of the old, historic, and/or architecturally significant structures and areas in the Old Town Bluffton Historic District.
- B. Maintenance of historic structures as visible reminders of the history and cultural heritage of the Town of Bluffton as well as the Lowcountry region in accordance with the standards set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and
- C. *Ensure that proposed activities foster the development of quality and innovative designs that respect and complement the **eclectic** character of the Old Town Bluffton Historic District [emphasis added].*

II. 3.18.3 Application Review Criteria

The following criteria must be considered by the HPC in assessing an application for a COFA – HD. Town Staff has reviewed the Application and provided the following findings.

A. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.

As noted in the Master Plan "The Town strives to achieve economic vitality through development and redevelopment while ensuring that Bluffton's community character and historical heritage are preserved. Given recent growth and development pressures in the Town and region, the Old Town Master Plan is intended to provide a blueprint for future infill development in Old Town that reflects the eclectic character of the area and a sustainable pattern of settlement." The Master Plan further states that it is a guide for the "long-term evolution" of Old Town Bluffton.

Key sections from the Old Town Master Plan are provided below, followed by findings relative to Building 3, which are supported by analysis provided further in this report.

1. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as **important to add to the built**

environment in a way that makes Old Town more complete [emphasis added].”

2. “The natural and physical characteristics of Old Town are what make **Bluffton special**. Residents treasure the quality of life and community character of everyday life in Old Town. As Old Town continues to grow and evolve, it is **crucial to preserve and protect the legacy that so many Blufftonians treasure**. What the Town does now will [a]ffect generations of Bluffton residents for years to come [emphasis added].”
3. To nurture memorable streets, “Every street in Old Town is important. Within the network of streets, **there are certain streets that should be showcased, protected, and thought about with even more care. These streets include** Calhoun Street, Boundary Street, May River Road, **Bridge Street**, Wharf Street, and Pritchard Street. Each street is identified as a signature connection within Old Town. These streets should receive priority in regards to investment and a careful examination of the rules [emphasis added].”
4. The Old Town Master Plan initiatives led to the adoption of a form-based code. **A form-based code prioritizes building form and its relationship to the public realm and nearby buildings through mass, scale and high-quality, human-scale materials**. Adherence to the standards in Article 5 of the UDO helps to ensure that new development will be harmonious with existing development and development patterns within Old Town Bluffton Historic District [emphasis added].
5. “Your trees, your river, and the character of your town, given off by your beautiful historic buildings and the new ones that relate to them, is actually the franchise - the key to your economy. Your environment is your economy. **Decisions made now, and in the future, should be driven by preservation and protection**. It is good for maintaining the community character and quality of life that makes Old Town what it is today, and it contributes to the economic success and stability of the Town [emphasis added].”

Findings. By utilizing materials and fenestration drawn from the Bluffton vernacular, the building is designed to be sympathetic to the architectural character of neighboring structures, including nearby Heyward House and its outbuildings. Its addition to the architectural diorama of Old Town will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

However, to ensure “completeness,” the building’s design, especially its mass and scale, must be guided by its surroundings in addition to the

standards for the HCE-HD zoning district, as well as the general and architectural design standards required by the UDO. Although the building design introduces the smaller distinct masses with separate rooflines, the scale of the structure is disproportionately large for its location.

To comply with the Old Town Master Plan, it is critical that general principles of urban design (particularly massing, scale and height) are contextually appropriate, even if the standards for the district and building type may be more permissive. A form-based code emphasizes the relationship between a building and its surroundings, which varies by street and even street sections. While new development is desired and good for the Town and its residents, it must be integrated into Old Town Bluffton's existing development fabric rather than stand apart from it. The mass and scale of Building 3, while proportionate to proposed Buildings 1 and 2, is inconsistent in size with existing development and non-civic buildings in Old Town Bluffton, and outside of the Neighborhood Core-HD District. Approval of Building 3, as proposed, could be precedent-setting and could encourage similar unharmonious development in Old Town.

B. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

As indicated in UDO Sec. 5.15.1 (Old Town Bluffton Historic District Intent), the Old Town Bluffton Master Plan (Master Plan) is intended to provide guidance for infill development based on "basic urban design and policy principles." The UDO reflects the Master Plan and is intended to set forth a framework for future development. It is not intended to discourage creativity or force the replication of historic models.

Compliance with Sec. 5.15.5 (General Standards) and Sec. 5.15.6 (Architectural Standards) is required for a COFA-HD application, and it is the charge of the HPC to assess the interpretation of the applicable standards of these sections as they pertain to this COFA-HD application. Sec. 5.15.5 (General Standards) includes the dimensional requirements for each permitted building type within each of the five Old Town Bluffton Historic District zoning districts. Additionally, this section includes general standards that apply to all building types regardless of zoning district, which includes but is not limited to height, mass and scale.

The Applicant's Narrative indicates that Building 3 is an "Additional Building Type with a Main Street Building Typology." As shown in the below table, Building 3 is consistent with the characteristics of a Main Street Building Type.

Main Street Building Characteristics	
UDO Sec. 5.15.8.A.	Building 3 as Proposed
General: Detached Mixed Use Building	Detached Mixed Use
Size Range: 2,000 – 8,000 sf	7,625 sf (Initial Submission: 7,625 sf)
Maximum Footprint (not including porches): 3,500 sf	3,285 sf (Initial Submission: 3,285 sf)
Height: 2 – 3 stories	2.5 stories
Note/Other <ul style="list-style-type: none"> • A shopfront building • Retail/office space on ground floor • Office/living space on upper levels • Must have an arcade, colonnade, marquee or awning along the front façade (arcades, colonnades are preferred) 	<ul style="list-style-type: none"> • Designed as a partial shopfront • Retail/office proposed • Upper story residential proposed • Partial Colonnade

1. **Sec. 5.15.5.B (General Standards, Lot/Dimensional Requirements of the Neighborhood Center Historic District)**

As stated in the introduction paragraph to Sec. 5.15.5, “[t]he existing or proposed building type shall determine the applicable lot standards.” The Applicant proposes use of certain dimensional requirements that are intended for Additional Building Types, thus the Applicant’s designation of the building as an “Additional Building Type with a Main Street Building Typology.” A comparison of the required Additional Building Type standards and those proposed for Building 3 are provided in the below table.

Additional Building Type Lot/Dimensional Standards for the NCE-HD District		
UDO Sec. 5.15.8.B.		
Standard	Required	Building 3 as Proposed
Front Build-to Zone	0 - 25' ft	Complies
Lot Width	30 – 100 ft	95 ft
Frontage Requirement	Determined by UDO Administrator	±84% [1] 80 ft long bldg / 95 ft wide lot
Rear Setback (from rear property line)	25 ft	Complies
Side Setback (from side property line)	5 ft	Complies
Height (in stories)	1– 2.5	2.5

[1] The 84% building frontage is proposed by the Applicant based on the proposed lot width and the proposed building length.

Findings. The Plan shows compliance with the lot and dimensional requirements for the Additional Building Type; however, the HPC should determine if the proposed building frontage is acceptable.

2. Sec. 5.15.5.F (General Standards)

Certain fundamental urban design principles, as indicated in Sec. 5.15.5.F. are required regardless of building type. These principles serve as the foundation for the lot and building dimensional standards required for the various building types within each of Old Town Bluffton's zoning districts. In that respect, the principles and dimensional standards must be considered in conjunction with each other. Except for the following, compliance with the principles has been shown:

i. Height.

Per 5.15.5.F.1.a., building heights **and widths** shall be visually similar to those in the neighboring vicinity [emphasis added].

The Applicant was requested to revise the height of Building 3 to be comparable to adjacent Building 2. The height of Building 2 was revised at the ridge of the gable facing Calhoun Street to be within two (2) feet of the Moonlit Lullaby building at 55 Bridge Street. Previously, the ridge height was 39 ft for this gable; it is now 35.9 ft (Moonlit Lullaby is 33.9 ft). The ridge height of the side-facing gable was not changed and remains at 33.9 feet. For Building 3, the ridge height of the gable facing Bridge Street was reduced from 36.6 ft to 33.9 ft with similar heights maintained for the ridges of the two remaining roof masses (±32 ft and 27.8 ft, respectively).

Heights within the neighboring vicinity are 1-2 stories, which is typical of Old Town Bluffton south of May River Road. The tallest building in closest proximity is the Moonlit Lullaby building, a mixed-used building at the southeast corner of Calhoun and Bridge Streets that is 33'9" feet at the ridge. This building is 50 ft wide along Bridge Street; along the Calhoun Street frontage it is 30 ft wide. In comparison, Building 3 is 80 feet wide along its Bridge Street frontage. The combination of building length and height create a building that is larger in scale than Moonlit Lullaby.

Directly across from Moonlit Lullaby on Calhoun Street is Seven Oaks, a historic building that is two (2) stories in height (height in feet is not known) and ±54 feet in length. The May River Montessori School at the northwest corner of Bridge and Calhoun Streets is 2 stories; along Calhoun Street, the front façade is modulated to break up the expanse of the length (±85 feet) into smaller components.

Although the school was developed before the adoption of the UDO, it must be noted that civic and religious buildings are their own building types and have specific design requirements per UDO Secs. 5.5.15.N. and O. and are not necessarily the most appropriate comparison with regards to height, mass and scale as these buildings are intended to be “monumental” and “should enhance the public realm, rather than take away from it.” Because of the unique character of civic and religious buildings, review is done on a case-by-case basis with an emphasis on placement, scale/height and materials/details.

A 1960s one-story single- family home and two-story carriage house at 57 Calhoun Street are located to the north of the subject property, across Green Street, and the 2-story Heyward House and two, small 1-story outbuildings are located on the adjacent lot to the east.

In the Narrative, the Applicant indicates the ridge height of the eastern portion of Building 3 is “comparable to the Heyward House and substantially less than the Fripp House, the two primary structures in this district [NCE-HD] along Bridge St.”

The Fripp-Lowden House, a contributing structure that was built c. 1834, at 48 Bridge Street has three (3) stories; however, this building height is nonconforming to the NCE-HD district and is an anomaly for the area south of May River Road. The building is also set back from Bridge Street, which makes its mass and scale less perceptible. Likewise, the Heyward House is located near the middle of its lot and is just 1,789 square feet in size.

Comparing the heights and widths for other selected mixed-used buildings within the NCE-HD district, including the building housing Moonlit Lullaby, may provide a better indication of the scale of Building 3:

Address & Name	Height (Stories)	Building Width (Lot Width)	Year Built
71 Calhoun St Proposed Bldg 3	2.5	80 ft (95 ft)	Proposed
71 Calhoun St Proposed Bldg 1	2.5	79.4 ft (95 ft)	Proposed
71 Calhoun St Proposed Bldg 2	2.5	Calhoun: 60.6 ft (86.7 ft) Bridge: 71.6 ft (88 ft)	Proposed
55 Bridge Moonlit Lullaby	2	±50 ft (Bridge) (±207 ft) ±30 ft (Calhoun) (78 ft)	2019
20 Calhoun St	2	±45 ft	1890

Planter's Mercantile		(±87 ft)	
40 Calhoun St Stonewall Cottage	2	±38 ft (± 106 ft) [1]	2008
55 Calhoun St The Pearl	2	49 ft (± 82 ft)	2005
14 Church St	2.5	44 ft (±60 ft)	2020
16 Church Street	2.5	44 ft (±65 ft)	Not yet constructed

[1] Four primary buildings share the same lot; two have shared building frontage on Calhoun Street.

For an additional comparison with other buildings, Attachment 9 provides the height and square footage of other buildings in the vicinity.

Finding. At 2.5 stories, Building 3 would be the taller than all buildings on adjacent blocks with the exception of the Moonlit Lullaby Building, which is a smaller building in overall square footage, building footprint and length. While the height *may* be considered appropriate for Old Town, the building's width in addition to its overall size appear incompatible with the objectives of the Old Town Master Plan.

ii. Building Form, Massing and Scale

Sec. 5.15.5.F.2.a. indicates that building mass must have a simple composition of basic building forms that follow a clear hierarchy. Perceived height and mass of large buildings, as stated in Sec. 5.15.5.F.2.c., can be reduced by dividing the building into smaller scale components. Additionally, Sec. 5.15.5.F.2.d., states that simple offsets help to articulate the overall building massing to further reduce the perception of mass and scale.

At 7,620 sf, Building 3 would be one of the largest non-civic or religious buildings in Old Town Bluffton south of May River Road. The square footage and building footprints for other selected mixed-used buildings within the NCE-HD district, and for the building housing Moonlit Lullaby, include the following:

Address & Name of Existing or Proposed Buildings	Overall Square Footage (±)	Building Footprint Square Footage (±)
71 Calhoun St Bldg 3 (Proposed)	7,620 sf	3,285 sf
71 Calhoun St Bldg 1 (Proposed)	7,500 sf	3,350 sf

71 Calhoun St Bldg 2 (Proposed)	7,734 sf	3,492 sf
55 Bridge St Moonlit Lullaby	3,420 sf	1,710 sf
20 Calhoun St Planter's Mercantile	3,816 sf	2,156 sf
40 Calhoun St Stonewall Cottage (Bldg 1)	4,360 sf	2,315 sf
55 Calhoun St The Pearl	3,060 sf	2,124 sf
14 Church St	4,745 sf	1,892 sf
16 Church St (Proposed)	5,015 sf	1,892 sf

Finding. While massing of Building 3 appears consistent with this objective, the scale of the building is disproportionately large given the proposed footprint and overall square footage.

iii. Architectural Elements and Projections

Sec. 5.15.5.F.3.a. requires that buildings “incorporate interruptions and variety into the wall plane to create interest and variety at the streetscape while maintaining a consistent architectural style and connection to its surroundings. Examples include offsets, recessed entrances, arcades, awning and canopies, bay windows, roof overhangs, expression lines, shadow lines, porches and balconies.”

A partial colonnade has been added to the primary façade underneath a second-floor balcony.

Finding: Overall, the building design meets this objective, but some details architectural details require refinement, which are discussed in II.B.4.

3. Sec. 5.15.6 (Architectural Standards)

As stated in the introduction paragraph to Sec. 5.15.6, the primary goal of architectural standards is authenticity to “encourage Bluffton vernacular architecture and construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials.” Town Staff has reviewed the revised plans for compliance with the applicable requirements for architectural standards. Except for the following applicable standards, compliance with Sec. 5.15.6 has been demonstrated:

i. **Sec. 5.15.6.E. (Architectural Standards, Special Building Elements and Appurtenances)**

Finding: Sec. 5.15.6.E.7 (Dormers): The size and proportion of the overhang, as well as the width and height of the dormer in relationship to the scale of the structure must be considered. As proposed, the projection with the dormer is somewhat visually awkward. The header space between the windows and the eave appears too tall. Lowering the rafter bearing and raising the window height should improve this. Also, the horizontal band beneath the windows and window sills seems unnecessary and should be removed.

ii. **Sec. 5.15.6.H. (Architectural Standards, Columns, Arches, Piers, Railings and Balustrades)**

Findings:

- Most columns could benefit from trim at the base and capitals.
- Brackets are simple square cut timbers that could benefit from details such as end cut profiles or corner chamfers to have a better relationship with the open tailed rafters.

iii. **Sec. 5.15.6.J. (Architectural Standards, Roofs and Gutters)**

Finding: If gutters are to be provided, only copper, galvanized steel or aluminum (14-18 gauge) material is permitted. Downspouts must match gutters in material and finish. If they are to be provided in the future, they would be reviewed through the Site Feature – HD process.

iv. **Sec. 5.15.6.K. (Architectural Standards, Garden Walls, Fences and Hedges)**

Finding: Provide fence details for the east elevation that shows consistency with 5.15.6.K.2.b. (i.e., side yard walls or fences shall not be taller than 36 inches and must be a permitted finish material and configuration).

v. **Sec. 5.15.6.P. (Architectural Standards, Cornice, Soffit and Frieze)**

Finding: For consistency with the rest of the building, provide rafter tails on roof overhangs for new windows and doorways on the North Elevation.

C. **Section 3.18.3.D.** The nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

Finding. The perception of the scale of Building 3 has not be altered considerably although height for a portion of the building has been lowered to match adjacent Building 2. At a proposed 80 feet in length and a footprint of 3,285 square feet, it is larger than other existing buildings in the immediate vicinity. Architecturally, the Applicant has been considerate of a more residential character for this portion of Bridge Street but has not reduced the building's length or footprint that could allow for a more consistent scale with other buildings.

The NCE-HD district is where the greatest range of traditional building types are expected and encouraged to be compatible with the surrounding built environment and neighboring buildings to maintain the character and integrity of the district. The reduction of the length and building footprint in combination with compliance with the general and architectural standards could result in a more compatible building that is in keeping with the Old Town's character.

D. **Section 3.18.3.F.** The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

Finding. As new construction is proposed, alteration or removal of building features will not occur; however, its architectural and aesthetic features are in the public interest, which was manifested in the Old Town Bluffton Master Plan. As new construction is infill development, it must comply with the purpose and intent of the Neighborhood Center Historic District (Sec. 4.2.11.B), which states that the continued reuse of historic structures will help to create a complete mixed-use environment and that *careful infill development that will respect existing buildings with regards to building placement, massing and scale is both expected and encouraged* [emphasis added].

E. **Section 3.18.3.H.** The application must comply with applicable requirements in the Applications Manual.

Finding. As the work proposed in the scope of this project exceeds the currently approved Development Plan, a decision on the Development Plan Amendment (DP-11-17-011473) will be forthcoming as the Development Plan could change based on the outcome of this COFA. A Development Plan must be approved in advance of this application's final approval. Applicable elements of an approved COFA-HD must be shown on the Development Plan.

Additionally, a Subdivision Plan reflecting the proposed lot lines must be submitted, reviewed and approved prior to issuance of this Certificate of Appropriateness-HD.

Signage is not included in this request; Site Feature – HD permits are required for any proposed signage at this location.

STAFF RECOMMENDATION:

It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. The HPC has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the applicant.

The HPC motion from the August 5 meeting included the following: 1) Address conditions 1-5 and 8 from the staff report to the HPC dated August 5; 2) Revise the building height to provide a mass and scale that better reflects the residential character of Bridge Street, and that is comparable to the revised height for Building 2; and, 3) Provide articulation on the North Elevation to reduce the building's mass and the appearance of flatness.

1. Conditions 1-5 and 8 were addressed as follows:

- Conditions 1-3 are items that will need to be submitted before an approved COFA can be issued, including: a) satisfaction of all Development Review Committee comments and approval of the Final Development Plan per Sec. 3.10; and, b) an approved and recorded Subdivision Plat per Sec. 3.11. Before any signage can be approved for this location, a Site Feature-HD Permit must be issued per Sec. 3.19.
- Condition 4: Per Section 5.15.5.B. of the UDO, the western property line was adjusted to be no closer than eight (8) feet from the nearest building wall and the northern (rear) property line was adjusted to be no closer than 25 feet from the nearest building wall.
- Condition 5: Shopfront buildings require 75% transparency. The Applicant's Narrative indicates that 53% transparency is provided on the Bridge Street elevation, which includes the expansion of two windows since the last submission. Bridge Street is a secondary frontage. The HPC must make a determination if this percentage is satisfactory.

- Condition 8: Per Section 5.14.3, Architectural Guidelines, the design of all applicable structures including habitable structures, walls, fences, light fixtures and accessory and appurtenant structures shall be unobtrusive and of a design, material and color that blend harmoniously with the natural surroundings, and the scale of neighboring architecture,. Innovative, high quality design and development is strongly encouraged to enhance property values and long-term economic assets. These conditions have been addressed elsewhere in this report.
2. The building height has been reduced in an effort to provide a mass and scale that "reflects the residential character of Bridge Street and that is comparable to the revised for adjacent Building 2 (which is 35.9 ft at the ridge of the gable facing Calhoun Street and 33.9 ft at the ridge of side-facing gable). The ridge heights for Building 3 have changed as follows: a) from 36.6 ft to 33.9 ft at the ridge of the front-facing gable; b) 31.4 ft to 32 ft at the center side-facing gable; and, c) 27.6 ft. to 27.8 ft. for the eastern side-facing gable.
 3. More articulation to reduce the perception of mass and flatness of the North Elevation was provided, according to the Applicant's Narrative, by providing two second floor bracketed balconies and two ground floor windows.

Additionally, for the application to be advanced, Town Staff has determined that the following items must be satisfactorily addressed:

1. Sec. 5.15.6.E.7. (Dormers)

The size and proportion of the overhang, as well as the width and height of the dormer in relationship to the scale of the structure must be considered. As proposed, the projection with the dormer is somewhat visually awkward. The header space between the windows and the eave appears too tall. Lowering the rafter bearing and raising the window height should improve this. Additionally, the horizontal band beneath the windowsill seems unnecessary and should be removed.

2. Sec. 5.15.6.H.(Columns, Arches, Piers, Railings, Balustrades):

- a. The porch and balcony posts could benefit from trim details at the base and cap.
- b. In order to provide a similar detail to the open rafter tails at the roofline, provide end cut profiles or corner chamfers instead of square cut timbers for the brackets.

3. Sec. 5.15.6.K. (Architectural Standards, Garden Walls, Fences and Hedges)

Provide fence details for the east elevation that show consistency with 5.15.6.K.2.b. (i.e., side yard walls or fences shall not be taller than 36 inches and must be a permitted finish material and configuration).

4. Sec. 5.15.6.J.(Roofs and Gutters):

If gutters are to be provided, only copper, galvanized steel or aluminum (14-18 gauge) material is permitted. Downspouts must match gutters in material and finish. If they are to be provided in the future, they would be reviewed through the Site Feature – HD process.

5. Sec. 5.15.6.P.(Cornice, Soffit and Frieze):

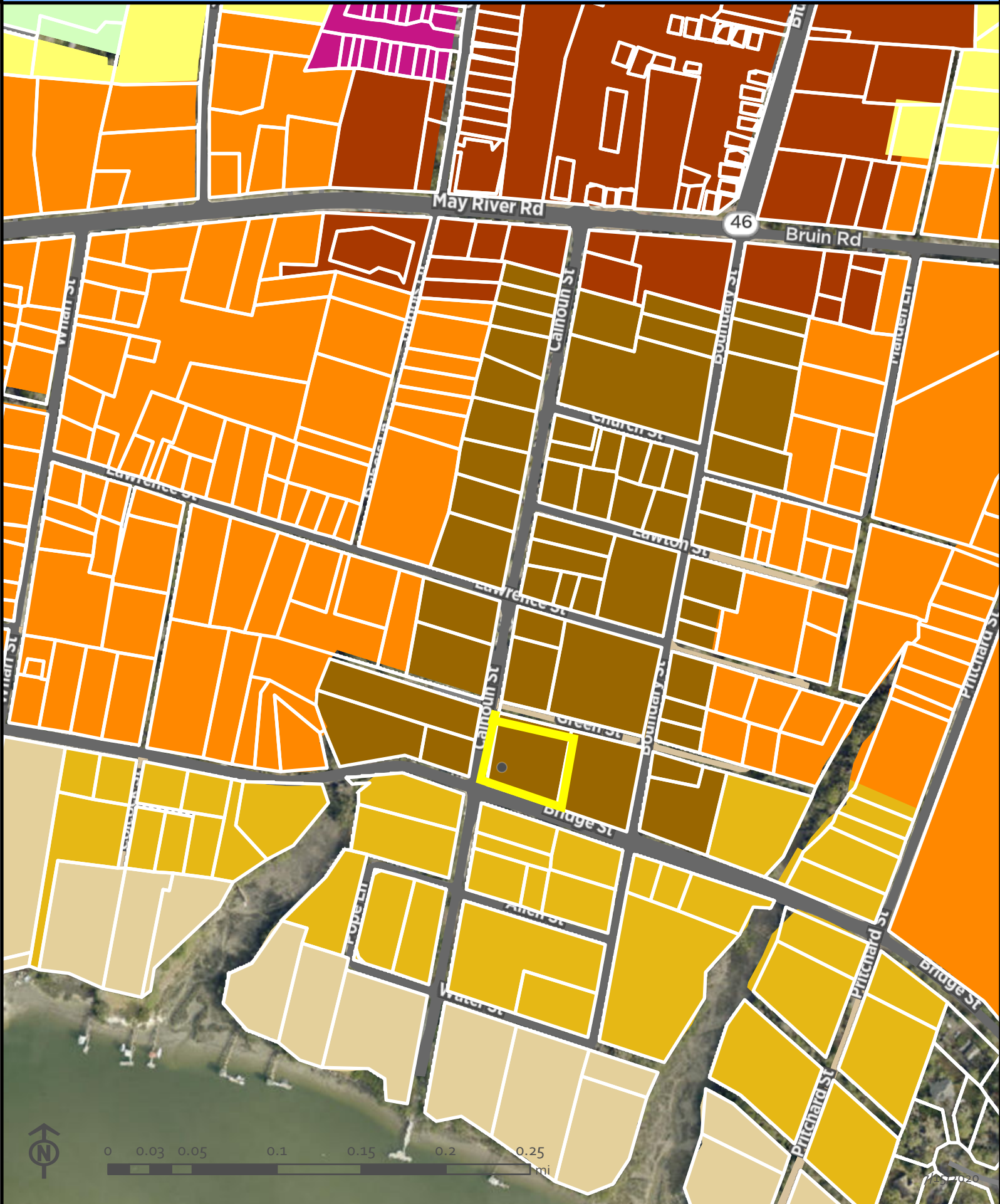
Provide rafter tails on new canopies over doors and windows on the North Elevation to match the eaves on the building.

In addition to the above conditions specific to the COFA-HD, the following shall also be required:

1. Per UDO Section 3.10, the Development Plan for the parcel that includes Buildings 1, 2 and 3 must be approved prior to the issuance of a COFA-HD for Building 3. The Development Plan shall be consistent with the approved COFA-HD and address all comments provided by the Development Review Committee.
2. Per UDO Section 3.11, a Subdivision Application must be submitted, reviewed, approved and recorded prior to the issuance of a COFA-HD for Building 3.
3. Per UDO Sec. 3.19, a Site Feature – HD permit is required for any proposed signage for the location of Building 3.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Revised Narrative
4. Site Photos
5. Application
6. Site Plan & Elevations
7. Landscape Plans
8. Perspectives
9. Building Comparison Table
10. Comparison of Elevations





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August 17, 2020

Katie Peterson, Senior Planner
Town of Bluffton
20 Bridge Street
P.O. Box 386
Bluffton, SC 29910

Project: 71 Calhoun Street

Re: Project Summary Narrative

Please find the documents enclosed for this re-submission to the HPC for Final Review. The enclosed contains revised design documents based upon the HPC meeting on August 5, 2020. All three buildings have been revised based upon the specific feedback at the HPC meeting, which has resulted in additional reduction of mass and scale. The footprint and square footage have been modified slightly but generally have been maintained from the previous final HPC meeting, where action was tabled. Additional data points have been added to the building summaries below. Each building typology is outlined as:

Building 1 Summary:

District: Neighborhood Center Historic District (NCE-HD)
Use: Mixed-Use Commercial (Retail/Office) and Residential
Building Type: Additional Building Type with Main Street Building Typology
Height: 2 ½ stories
Front Build-to Zone: 0'-10'
Lot Width: 95'
Rear Setback: 25'
Side Setbacks: 5'
Square Footage:
3,350SF - 1st Floor
3,330 SF - 2nd Floor
820 SF - Loft
7,500 SF - Total:
Floor to Floor Heights:
First to Second – 12'-0"
Second to Loft – 10'-0"

Main Ridge Height – 32'-2"

Max Ridge Height – 35'-9" (cross gable)

Average Ridge Height – 33'-3"

Special Building Elements and Appurtenances: Colonnade and Awning

Materials: Painted cementitious Siding and Cherokee Moss Town Brick

Railings: Painted Wood

Roof: Standing seam metal roof

Columns: Painted wood

Shopfront: Along Calhoun St and a limited amount along Green St (modulation request to maintain a more residential character along Green St – additional building type) – 80% along Calhoun St.

HPC Review Comments / Responses:

1. **Comment:** Increase the building transparency along Calhoun St to a minimum of 75%.
Response: The building transparency along Calhoun St has been increased to meeting the shopfront criteria. Eighty percent (80%) of the first floor to ceiling is glazing along Calhoun St.
2. **Comment:** Reduce the scale and mass of the building to make it more proportional with Buildings 2 and 3
Response: The overall building height and ridge height have been reduced to an average ridge height of 33'-3". The main ridge height is set near the Moonlight Lullaby ridge at 33'-9". The center cross gable is set at 35'-9", the same as Building #2.
3. **Comment:** Calhoun St is a more commercial oriented thoroughfare. **Response:** The detailing along Calhoun St has been adjusted slightly to provide a more commercial presence to the building at the first floor.

Staff Report Comments / Responses:

1. Acknowledged - The DRC submission was submitted to the Town of Bluffton on 5/12/2020
2. Acknowledged - A subdivision plat was submitted with the DRC application
3. Acknowledged - A HD permit will be submitted for any proposed signage
4. The side setback for an additional building type is 5'. However, the building has been adjusted to accommodate an 8' side setback on both sides.
5. The transparency of the Calhoun St façade has been increased to 80% on the first floor to ceiling. The applicant has requested a deviation for the Green St façade due to its more residential context. However, some additional glazing has been added at the corner of Calhoun and Green. The result is an additional building type.
6. As noted during the HPC review, the facades are not "unarticulated." Simple offsets are, and have been, present in the design. The building area was reduced, and the overall height was reduced to be similar in height to other buildings in the district. In comparison to the recently approved building on Church St, which has a similar ridge height. The main ridge height is the same as Moonlight Lullaby.
7. As described, this district provides the greatest range of traditional building types that are expected and encouraged. They have a smaller footprint than May River Montessori, but a similar square footage. The building is comparable in height to Moonlight Lullaby, even though it is in a different district. It is 2.5 stories for approximately 800 SF of the building, while a majority of the building is 2 stories. There are numerous buildings of similar height (and even higher) in this zoning district. The Fripp House is three (3) stories.
8. The design and details are respectful of the neighboring properties.

Additional Modifications:

1. Balconies were added on the rear of the building to provide additional detail and character.
2. Shopfront windows were added on the Green St elevation.

Building 2 Summary:

District: Neighborhood Center Historic District (NCE-HD)
Use: Mixed-Use Commercial (Restaurant) and Residential
Building Type: Additional Building Type with Main Street Building Typology
Height: 2 ½ stories
Front Build-to Zone: 0'-10'
Lot Width: 89'
Rear Setback: Varies
Side Setbacks: 8'
Square Footage:
3,500 SF - 1st Floor
3,225 SF - 2nd Floor
1,025 SF - Loft
7,750 SF - Total:

Floor to Floor Heights:

First to Second – 14'-0"

Second to Loft – 10'-0"

Main Ridge Height – 33'-9" (Calhoun St)

Max Ridge Height – 35'-9"

Average Ridge Height – 34'-4"

Special Building Elements and Appurtenances: Colonnade and Awning

Materials: Painted cementitious Siding and Cherokee Moss Town Brick

Railings: Painted Wood

Roof: Standing seam metal roof

Columns: Painted wood

Shopfront: Along Calhoun St and Bridge St (partially). - 81% along Calhoun St.

HPC Review Comments / Responses:

1. **Comment:** Adjust the ridge height of the corner gable to within 2ft of Moonlight Lullaby, which is 33'-9" per the drawings on file. **Response:** The corner gable has been reduced to 35'-9". The majority of the building is 2 stories with a main ridge height of 33'-9" along Calhoun St.
2. **Comment:** Simplify the front columns. **Response:** The brick columns have been removed and replaced with simpler wood columns on a brick plinth
3. **Comment:** The gable end shutter should match the other shutters. **Response:** The shutter has been modified to match the other shutters on the building.
4. **Comment:** Define the materials at the shop front corner. **Response:** The material is a painted cementitious panel material.
5. **Comment:** The service screen height is taller than allowed. **Response:** During the meeting, the commission noted that the taller 9ft service screen was acceptable in order to screen the vent hood.
6. **Comment:** The large oak tree is a very important site feature **Response:** The applicant will provide an arborist report noting tree care prior to, during, and after construction.

Staff Report Comments / Responses:

1. Acknowledged - The DRC submission was submitted to the Town of Bluffton on 5/12/2020
2. Acknowledged - A subdivision plat was submitted with the DRC application
3. Acknowledged – A HD permit will be submitted for any proposed signage
4. The shutter on the north elevation has been revised to match the detail of the other building shutters.
5. The siding material on the first floor of the southwestern corner is a painted cementitious siding panel
6. Acknowledged – A HD permit will be submitted for the seating area's approval
7. The height of the service screen fence was maintained at 9ft in order to screen the vent hood. We are respectfully requesting a deviation from this standard.
8. The transparency of the Calhoun St façade is 81% on the first floor to ceiling. The applicant has requested a deviation for the Bridge St façade due to its more residential context. However, the shopfront requirement does exist along the first 30ft of Bridge Street before it transitions to the more residential detailing. The result is an additional building type.
9. As noted during the HPC review, the facades are not "unarticulated." Simple offsets are, and have been, present in the design. The building area was reduced, and the overall height was reduced to be similar in height to other buildings in the district. In comparison to the recently approved building on Church St, which has a similar ridge hgt. The max ridge height is 2ft above the Moonlight Lullaby across the street.
10. As described, this district provides the greatest range of traditional building types that are expected and encouraged. They have a smaller footprint than May River Montessori, but a similar square footage. The building is comparable in height to Moonlight Lullaby, even though it is in a different district. It is 2.5 stories for approximately 1,000 SF of the building, while a majority of the building is 2 stories. There are numerous buildings of similar height (and even higher) in this zoning district. The Fripp House is three (3) stories.

11. The design and details are respectful of the neighboring properties.

Additional Modifications:

1. A window with bracketed awning was added to the north façade.

Building 3 Summary:

District: Neighborhood Center Historic District (NCE-HD)

Use: Mixed-Use Commercial (Retail/Office) and Residential

Building Type: Additional Building Type with Main Street Building Typology

Height: 2 ½ stories

Front Build-to Zone: 0'-10'

Lot Width: 95'

Rear Setback: 25'

Side Setbacks: 5'

Square Footage:

3,285 SF - 1st Floor

3,070 SF - 2nd Floor

1,270 SF - Loft

7,625 SF - Total:

Floor to Floor Heights:

First to Second – 12'-0"

Second to Loft – 10'-0"

Main Ridge Height – 32'-0"

Max Ridge Height – 33'-9"

Average Ridge Height – 31'-8"

Special Building Elements and Appurtenances: Colonnade and Awning

Materials: Painted cementitious Siding and Cherokee Moss Town Brick

Railings: Painted Wood

Roof: Standing seam metal roof

Columns: Painted wood

Shopfront: A request for a deviation from the Shopfront requirement along Bridge St due to the more residential character. – 53% along Bridge St.

HPC Review Comments / Responses:

1. **Comment:** Revise the building height to reduce the scale. **Response:** The building height has been reduced on the 2 ½ story west gable to be similar to Moonlight Lullaby. The remaining two (2) story portion of the building is substantial reduced in context to other structures in the area. The average ridge height is 31'-8" with the lowest ridge towards the Heyward House at 25'-6". This ridge height of the eastern side of the building is comparable to the Heyward House and substantially less than the Fripp House, the two primary residential structures in this district along Bridge St.
2. **Comment:** The north façade should be more articulated. **Response:** The north façade has been revised to include bracketed balconies and additional windows.

Staff Report Comments / Responses:

1. Acknowledged - The DRC submission was submitted to the Town of Bluffton on 5/12/2020
2. Acknowledged - A subdivision plat was submitted with the DRC application
3. Acknowledged – A HD permit will be submitted for any proposed signage
4. The side setback for an additional building type is 5'. The building and site plan have been adjusted to comply.
5. The transparency of the Bridge Street façade has been increased on the first floor. The percentage is 53%. However, the applicant has requested a deviation for the Bridge St façade due to its more residential context. The result is an additional building type.

6. As noted during the HPC review, the facades are not “unarticulated.” Simple offsets are, and have been, present in the design. The building area was reduced, and the overall height was reduced to be similar in height to other buildings in the district. The average ridge height is less than Moonlight Lullaby across the street.
7. As described, this district provides the greatest range of traditional building types that are expected and encouraged. They have a smaller footprint than May River Montessori, but a similar square footage. The building is comparable in height to Moonlight Lullaby, even though it is in a different district. It is 2.5 stories for approximately 1,000 SF of the building, while a majority of the building is 2 stories. The lowest ridge height is comparable to the Heyward House. There are numerous buildings of similar height (and even higher) in this zoning district. The Fripp House is three (3) stories.
8. The design and details are respectful of the neighboring properties.

Additional Modifications:

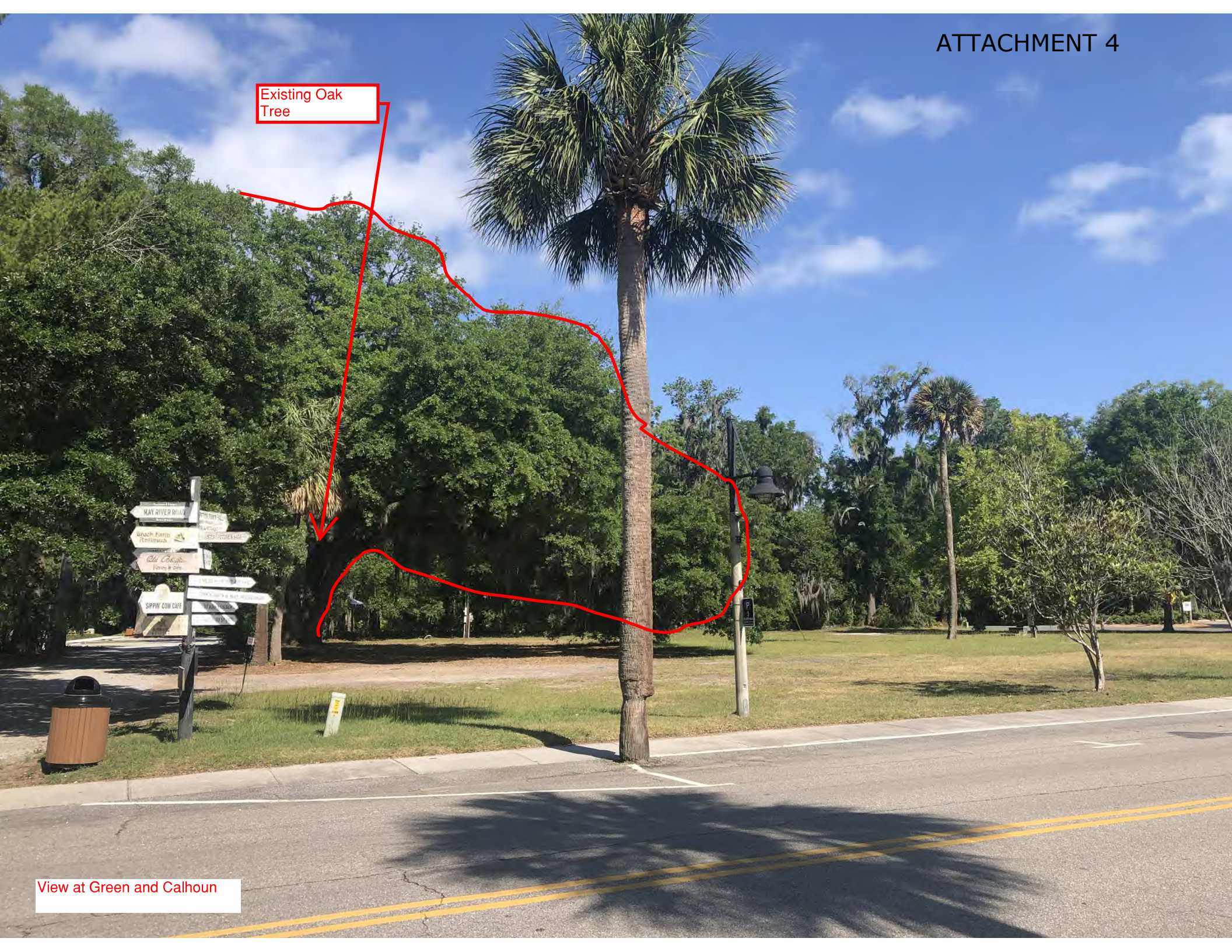
1. Balconies were added on the rear of the building to provide additional detail and character.
2. Additional windows have been added to the first floor on the south elevation to increase the transparency slightly.

Kind regards,

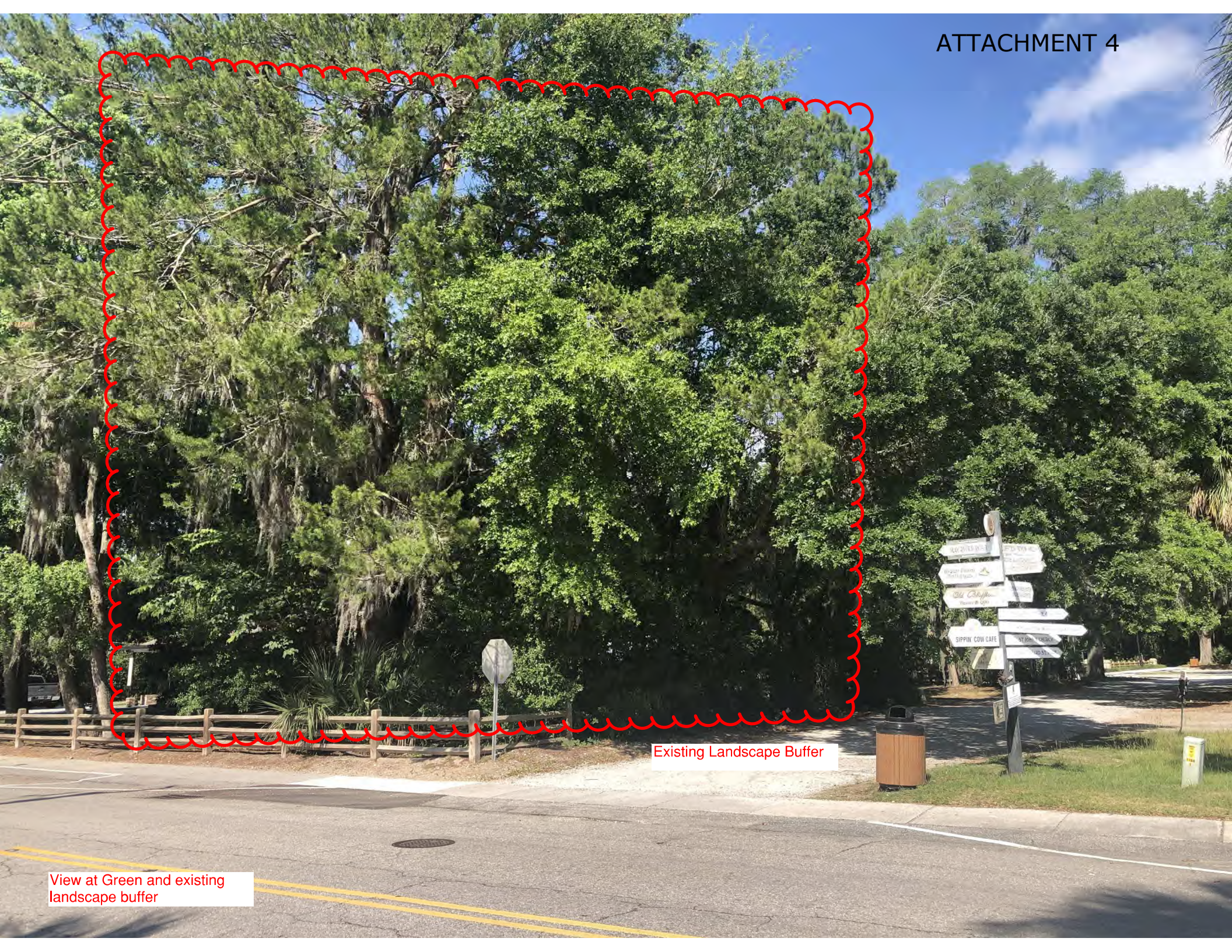
A handwritten signature in dark ink, appearing to read 'J. Atkins', with a stylized, flowing script.

James C. Atkins
Court Atkins Group

Existing Oak
Tree

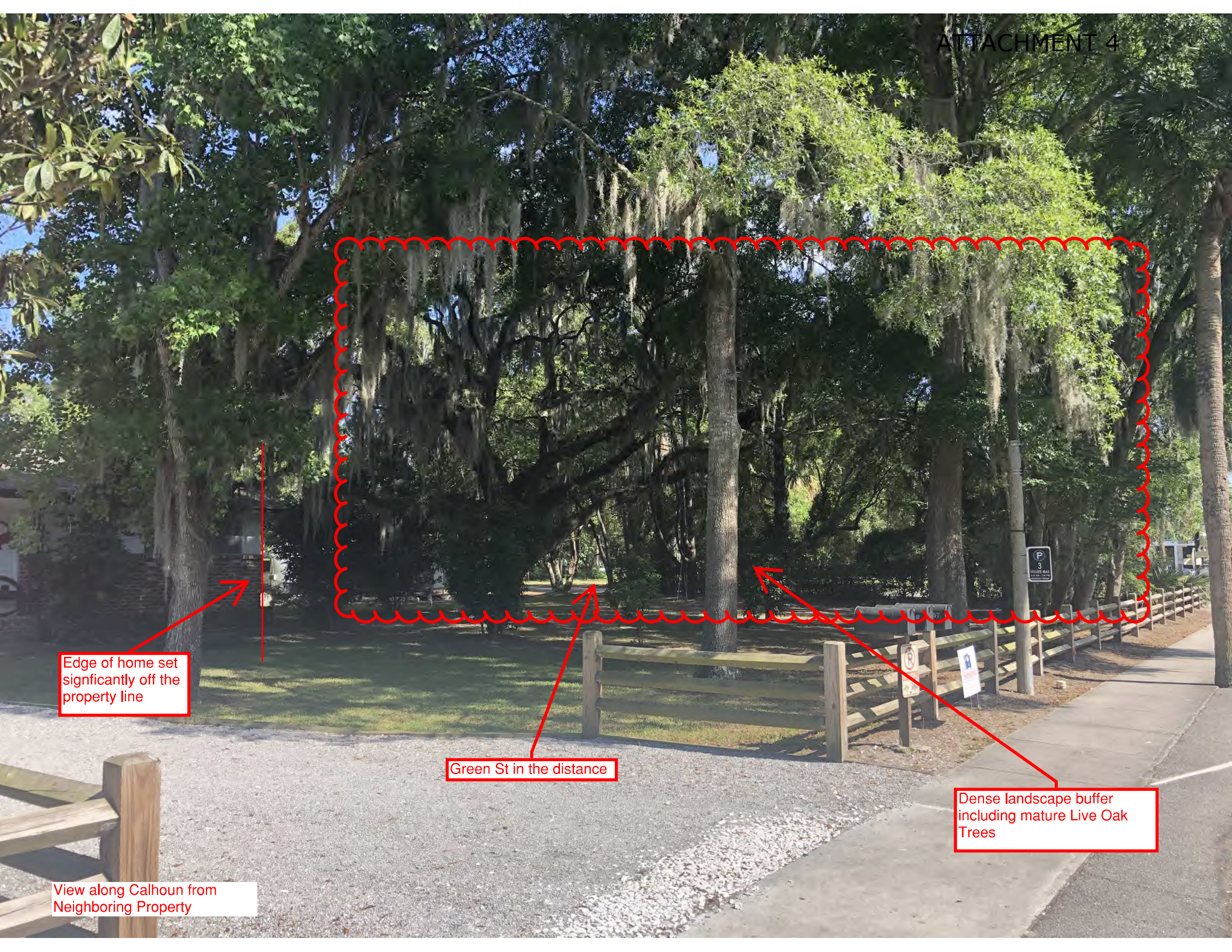


View at Green and Calhoun



Existing Landscape Buffer

View at Green and existing
landscape buffer



Edge of home set
significantly off the
property line

Green St in the distance

Dense landscape buffer
including mature Live Oak
Trees

View along Calhoun from
Neighboring Property



View towards 71 Calhoun
along Calhoun St. (Road)

View
Perimeter



View towards 71 Calhoun
along Calhoun St. (Sidewalk)

View Perimeter



Existing Landscape Buffer

View along Green St.



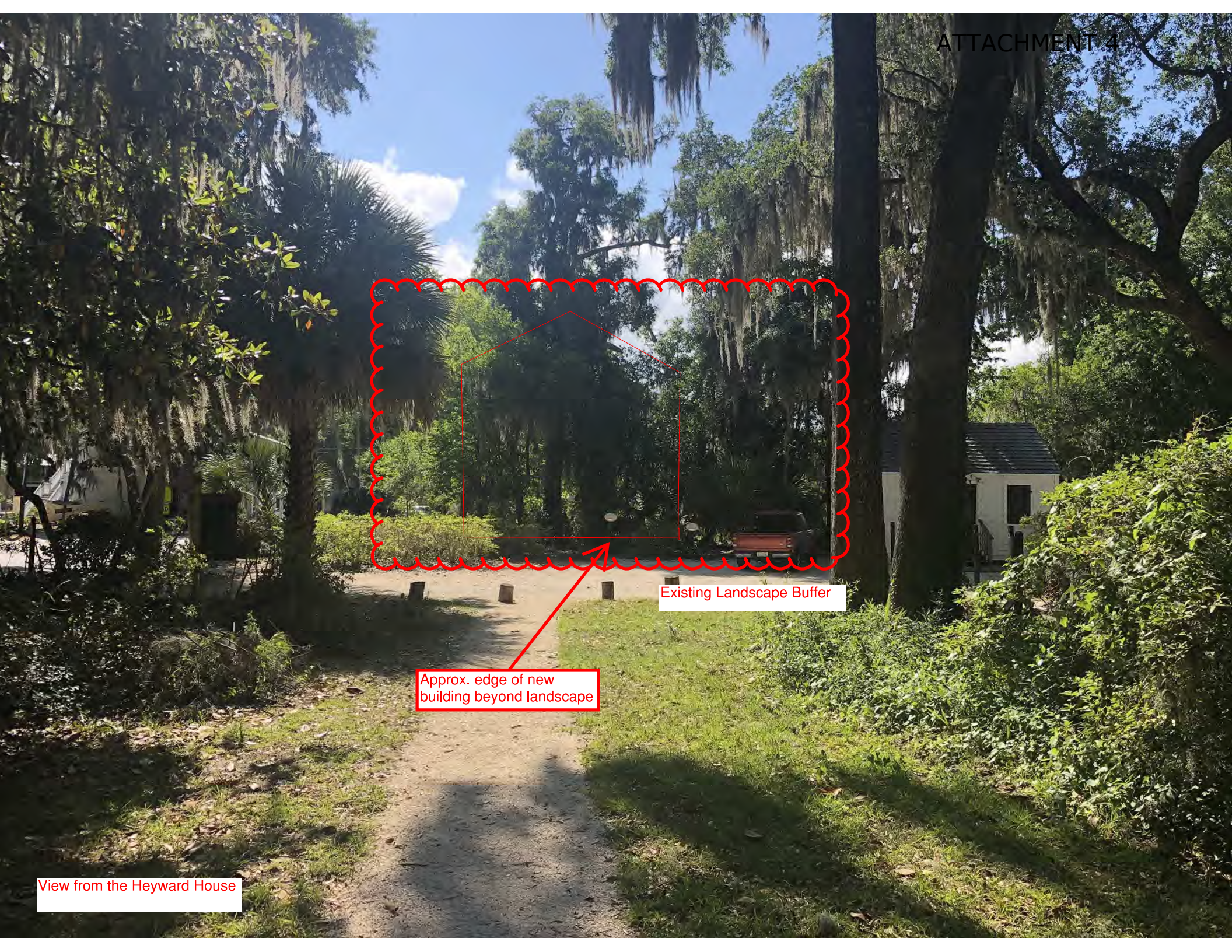
Existing Oak
Tree to Remain

View along Green St from the
park



View from the Heyward House

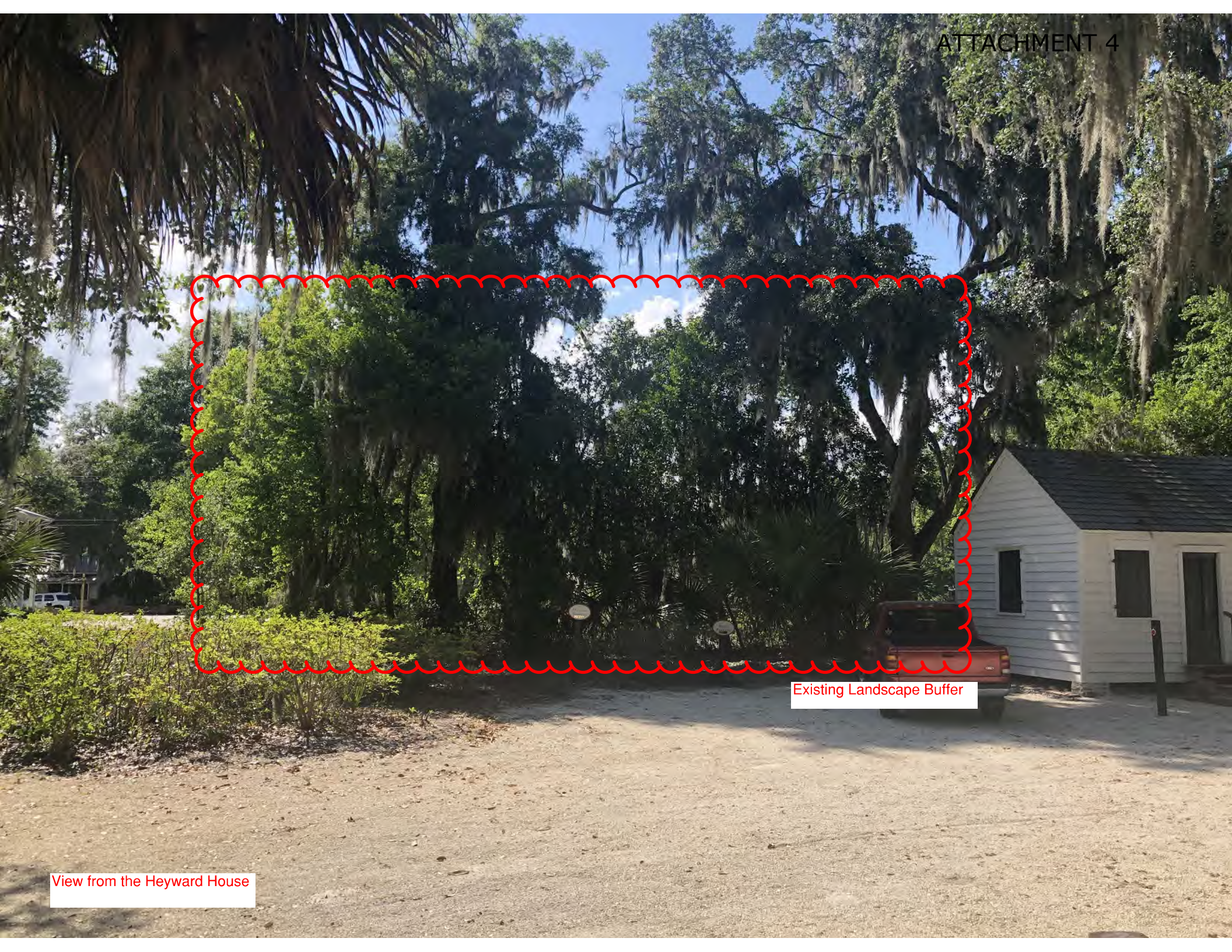
Existing Landscape Buffer



Existing Landscape Buffer

Approx. edge of new
building beyond landscape

View from the Heyward House



Existing Landscape Buffer

View from the Heyward House



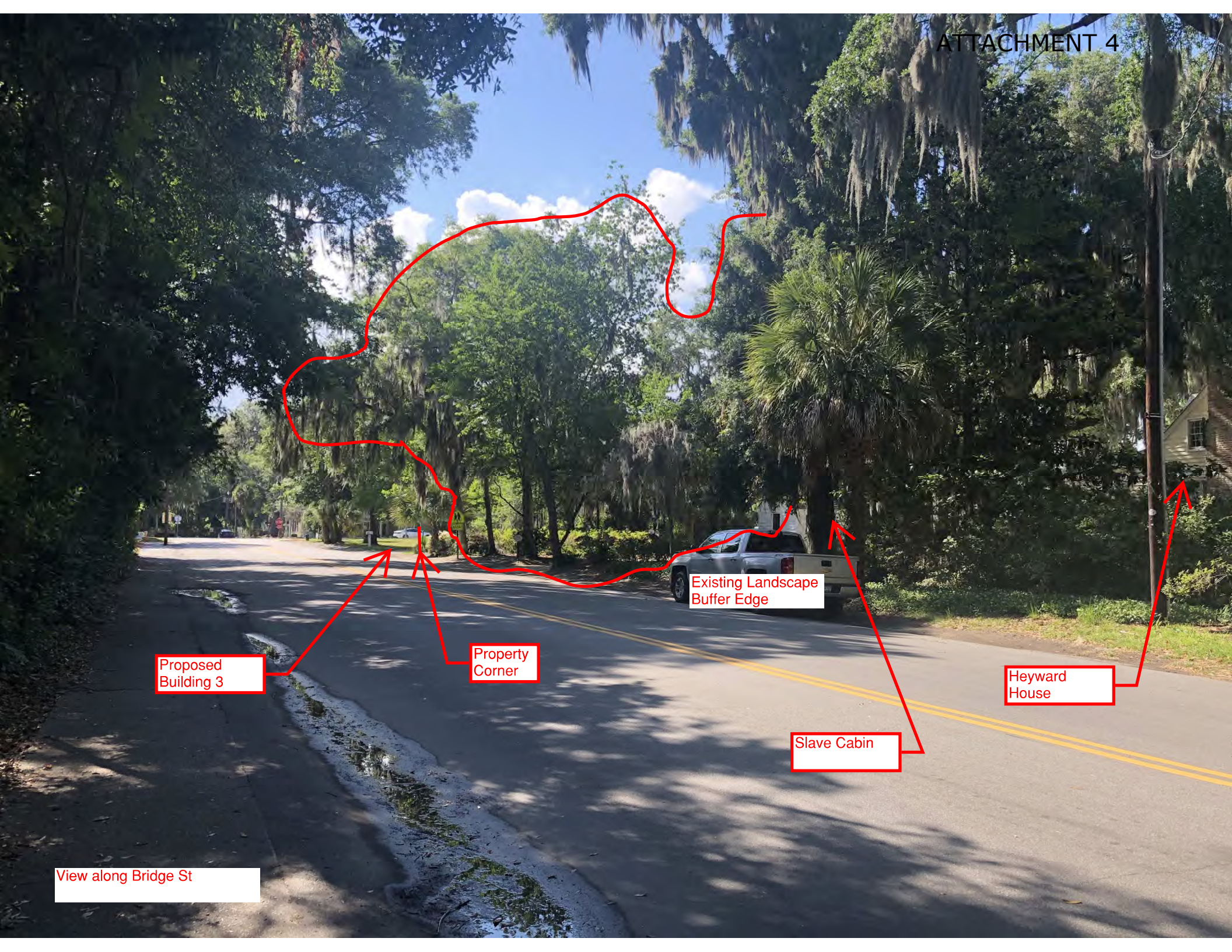
Existing Landscape Buffer

View from the Heyward House



View from the Heyward House

Proposed landscape
connection



Proposed
Building 3

Property
Corner

Existing Landscape
Buffer Edge

Slave Cabin

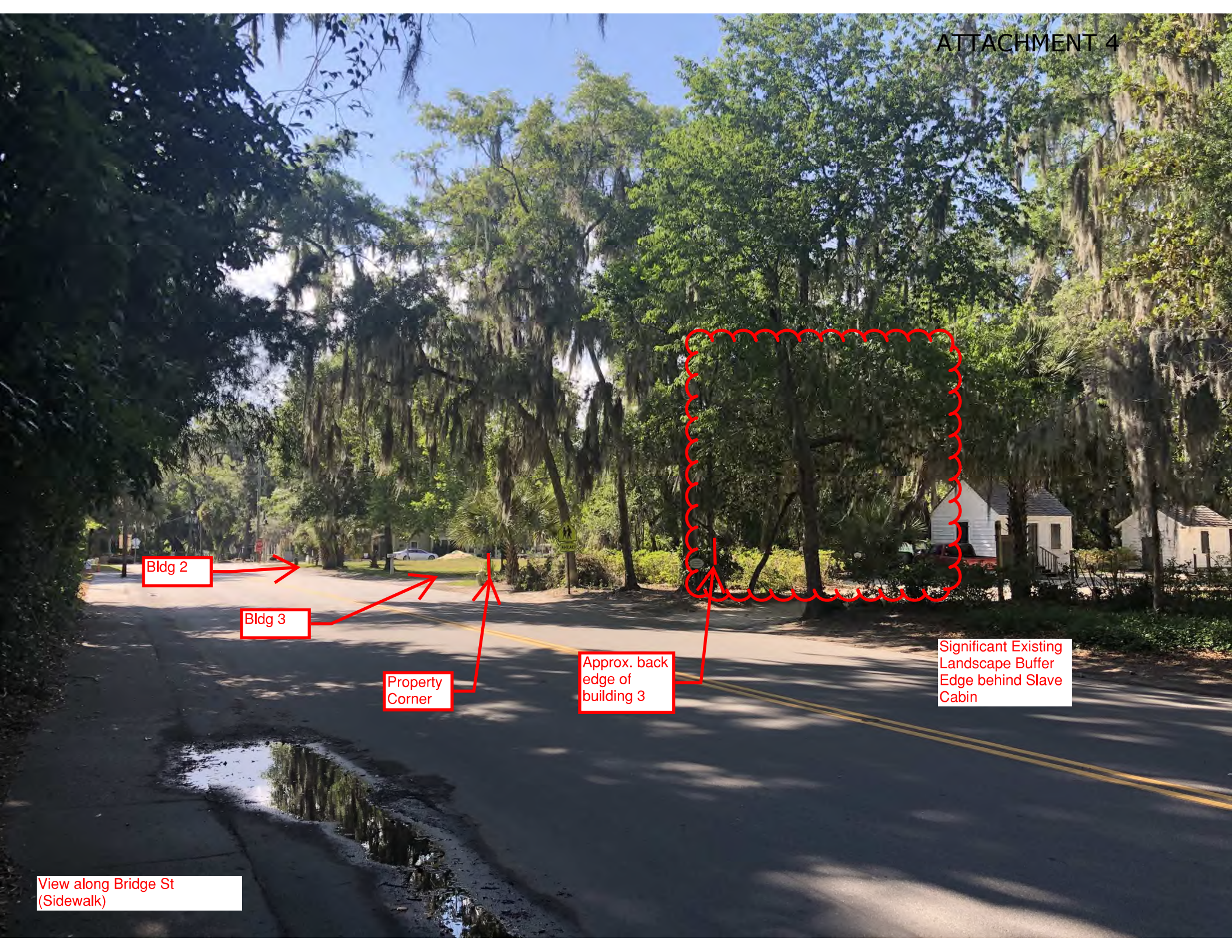
Heyward
House

View along Bridge St



View
Perimeter

View along Bridge St (Road)



Bldg 2

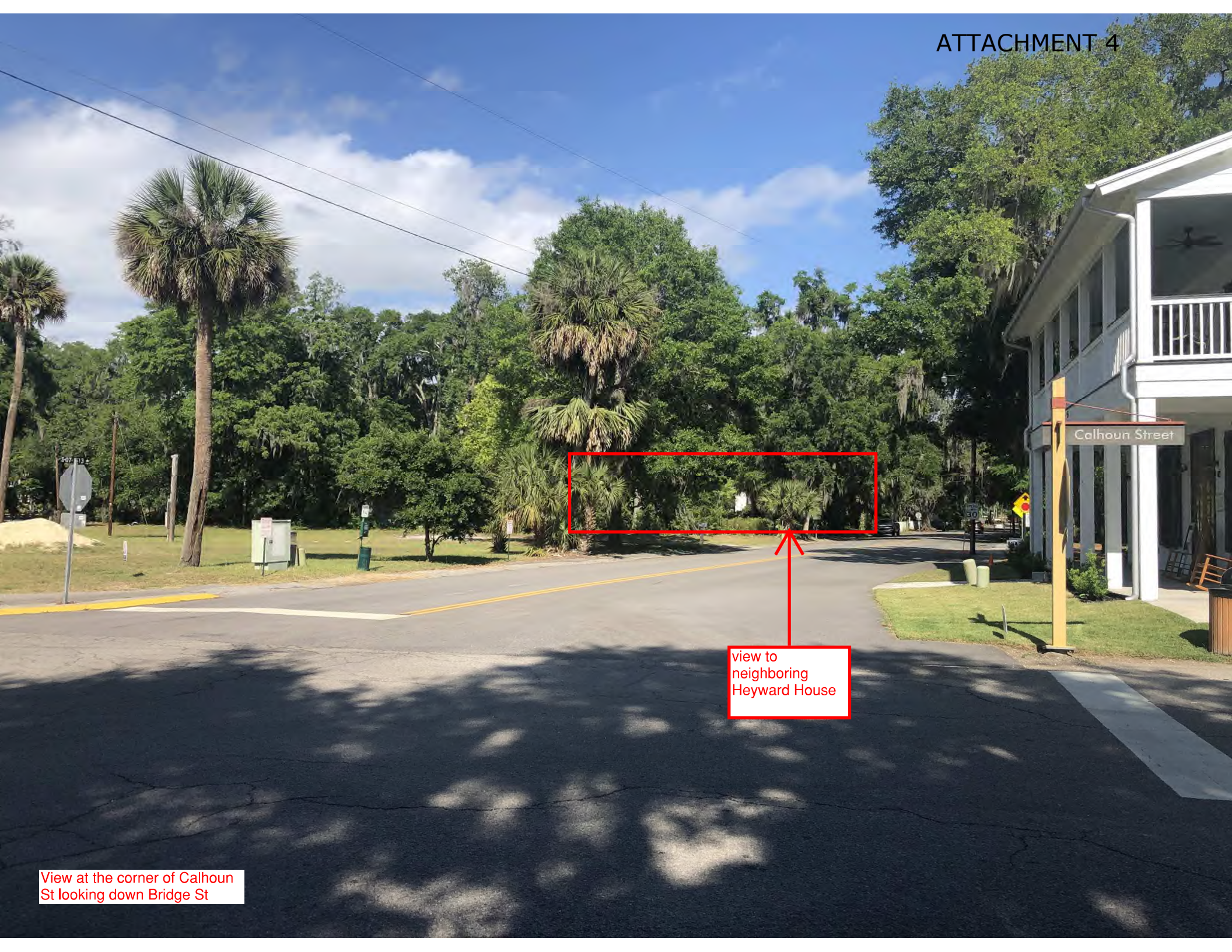
Bldg 3

Property
Corner

Approx. back
edge of
building 3

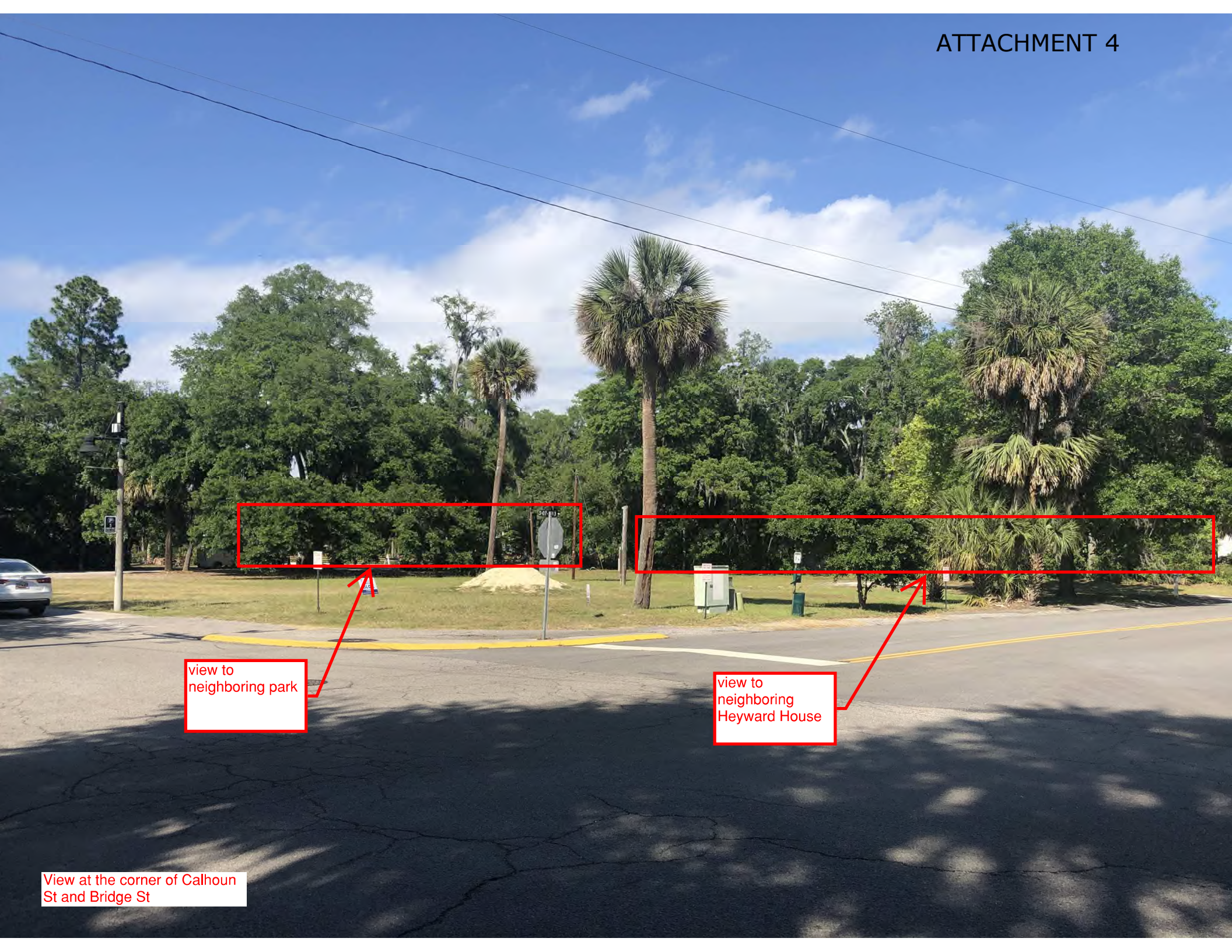
Significant Existing
Landscape Buffer
Edge behind Slave
Cabin

View along Bridge St
(Sidewalk)



View at the corner of Calhoun
St looking down Bridge St

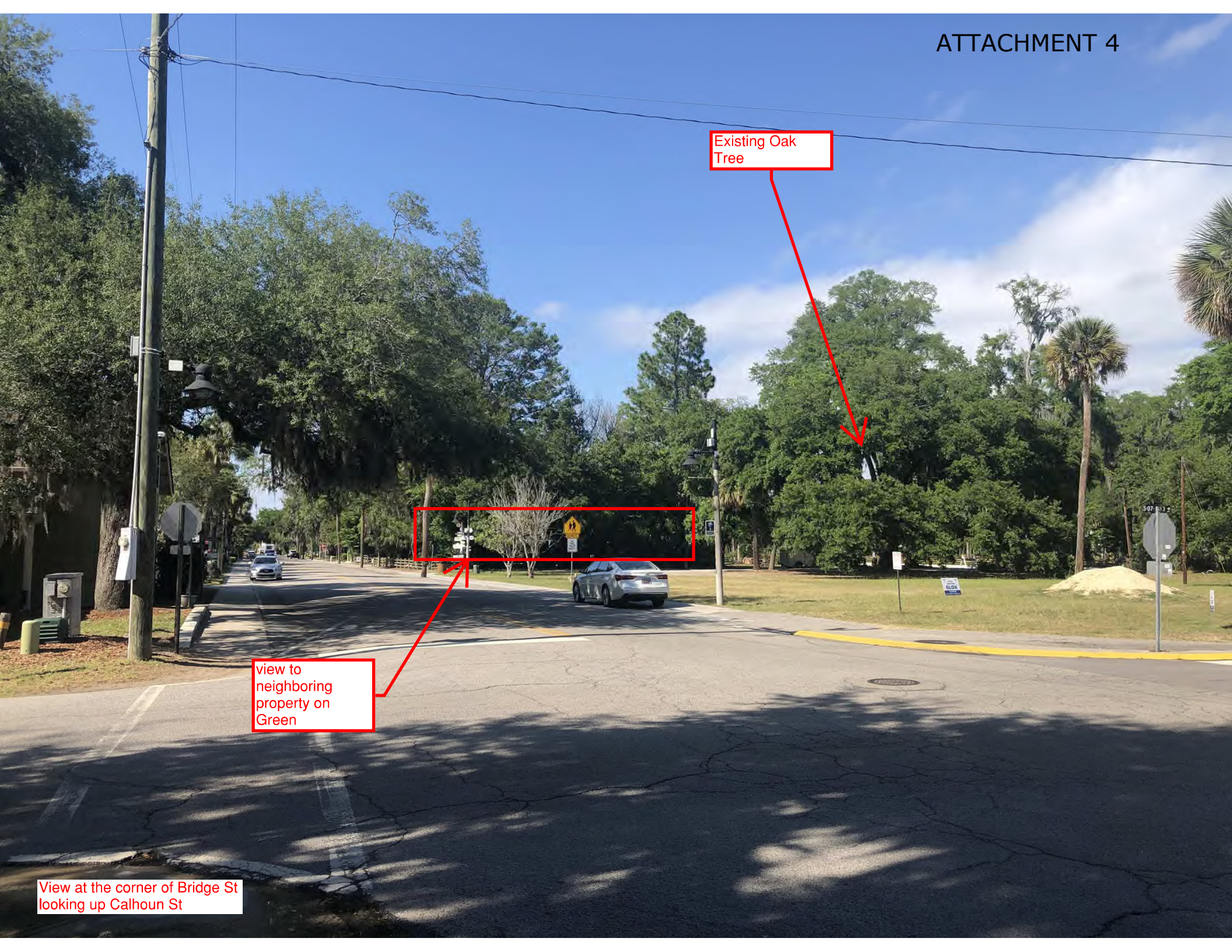
view to
neighboring
Heyward House



view to
neighboring park

view to
neighboring
Heyward House

View at the corner of Calhoun
St and Bridge St



Existing Oak
Tree

view to
neighboring
property on
Green

View at the corner of Bridge St
looking up Calhoun St



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) APPLICATION

ATTACHMENT 5
Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Name:		Name:	
Phone:		Phone:	
Mailing Address:		Mailing Address:	
E-mail:		E-mail:	
Town Business License # (if applicable):			
Project Name:		Conceptual: <input type="checkbox"/>	Final: <input type="checkbox"/>
Project Location:		Amendment: <input type="checkbox"/>	
Zoning District:		Application for:	
Acreage:		<input type="checkbox"/> New Construction	
Tax Map Number(s):		<input type="checkbox"/> Renovation/Rehabilitation/Addition	
		<input type="checkbox"/> Relocation or Demolition	
Project Description:			
<input type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final			
<input type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final			
<input type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input type="checkbox"/> 5. All information required on the attached Application Checklist.			
<input type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 7/1/2020	
Applicant Signature:		Date: 7/1/2020	



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS-
OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION
PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting – Concept Review Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	Staff
If the UDO Administrator determines that the Concept Review Submission of the Certificate of Appropriateness-HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.	
Step 4. Historic Preservation Review Committee	Applicant, Staff & Historic Preservation Review Committee
A public meeting shall be held with the Applicant to review the Review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	Applicant & Staff
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	Applicant, Staff & Historic Preservation Commission
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness-HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	Staff
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO Administrator shall issue the Certificate of Appropriateness-HD.	



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT PROJECT ANALYSIS

ATTACHMENT 5

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

Identification of Proposed Building Type (as defined in Article 5):			
Building Setbacks	Front:	Rear:	Rt. Side: Lt. Side:
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure			
Ancillary			
Ancillary			
Impervious Coverage		Coverage (SF)	
Building Footprint(s)			
Impervious Drive, Walks & Paths			
Open/Covered Patios			
A.TOTAL IMPERVIOUS COVERAGE			
B.TOTAL SF OF LOT			
% COVERAGE OF LOT (A/B= %)			
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation		Columns	
Walls		Windows	
Roof		Doors	
Chimney		Shutters	
Trim		Skirting/Underpinning	
Water table		Cornice, Soffit, Frieze	
Corner board		Gutters	
Railings		Garage Doors	
Balusters		Green/Recycled Materials	
Handrails			



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

APPLICATION CHECKLIST

ATTACHMENT 5

<input type="checkbox"/>	<input type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION: A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY OWNER CONSENT: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input type="checkbox"/>	<input type="checkbox"/>	PROJECT NARRATIVE: A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input type="checkbox"/>	<input type="checkbox"/>	DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input type="checkbox"/>	ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
<input type="checkbox"/>	<input type="checkbox"/>	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and North arrow, graphic scale, and legend identifying all symbology.
<input type="checkbox"/>	<input type="checkbox"/>	SITE PLAN: Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

APPLICATION CHECKLIST

ATTACHMENT 5

<input type="checkbox"/>		PHOTOS: Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
<input type="checkbox"/>	<input type="checkbox"/>	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input type="checkbox"/>	FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input type="checkbox"/>	ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
<input type="checkbox"/>	<input type="checkbox"/>	ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
<input type="checkbox"/>	<input type="checkbox"/>	MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
<input type="checkbox"/>	<input type="checkbox"/>	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input type="checkbox"/>	LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
<input type="checkbox"/>	<input type="checkbox"/>	PRELIMINARY DEVELOPMENT PLAN APPLICATION: Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

7/1/2020

 Signature of Property Owner or Authorized Agent

 Date

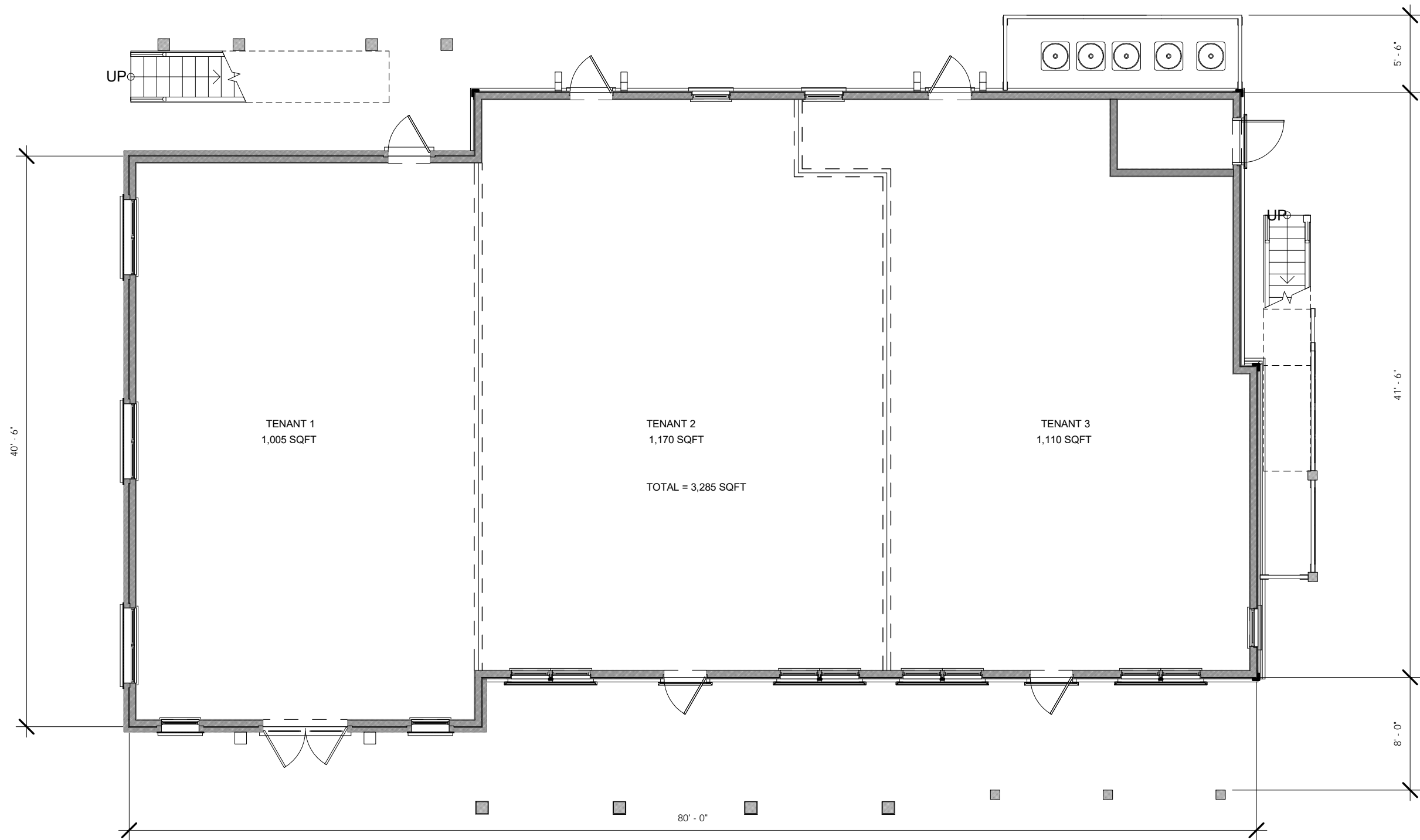
James C. Atkins

 Printed Name



71 CALHOUN STREET - BUILDING 3

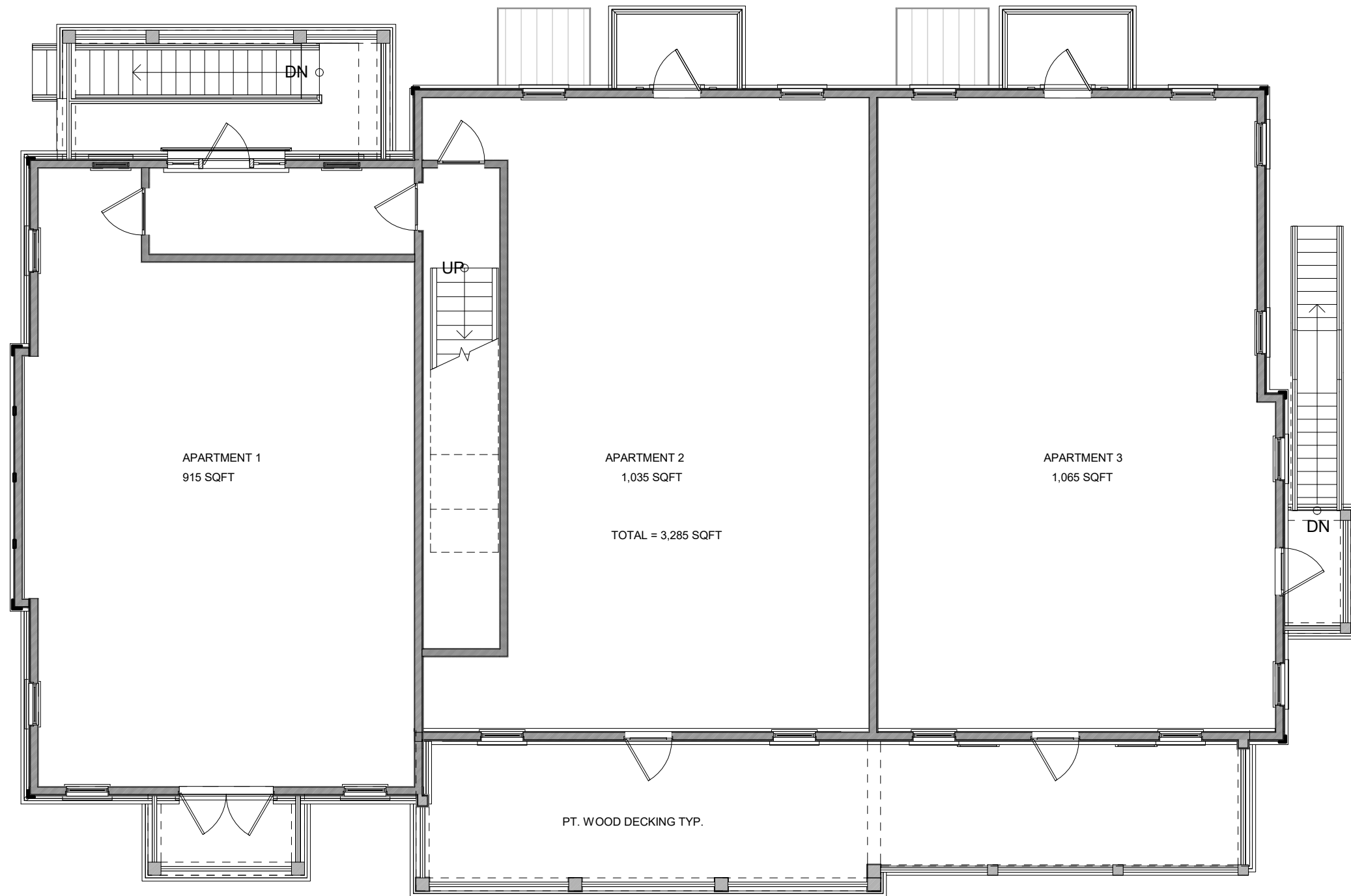
71 CALHOUN STREET
BLUFFTON, SOUTH CAROLINA
FINAL HISTORIC PRESERVATION COMMISSION MEETING
08/17/2020



① FIRST FLOOR PLAN
1/8" = 1'-0"

71 CALHOUN STREET - BUILDING 3

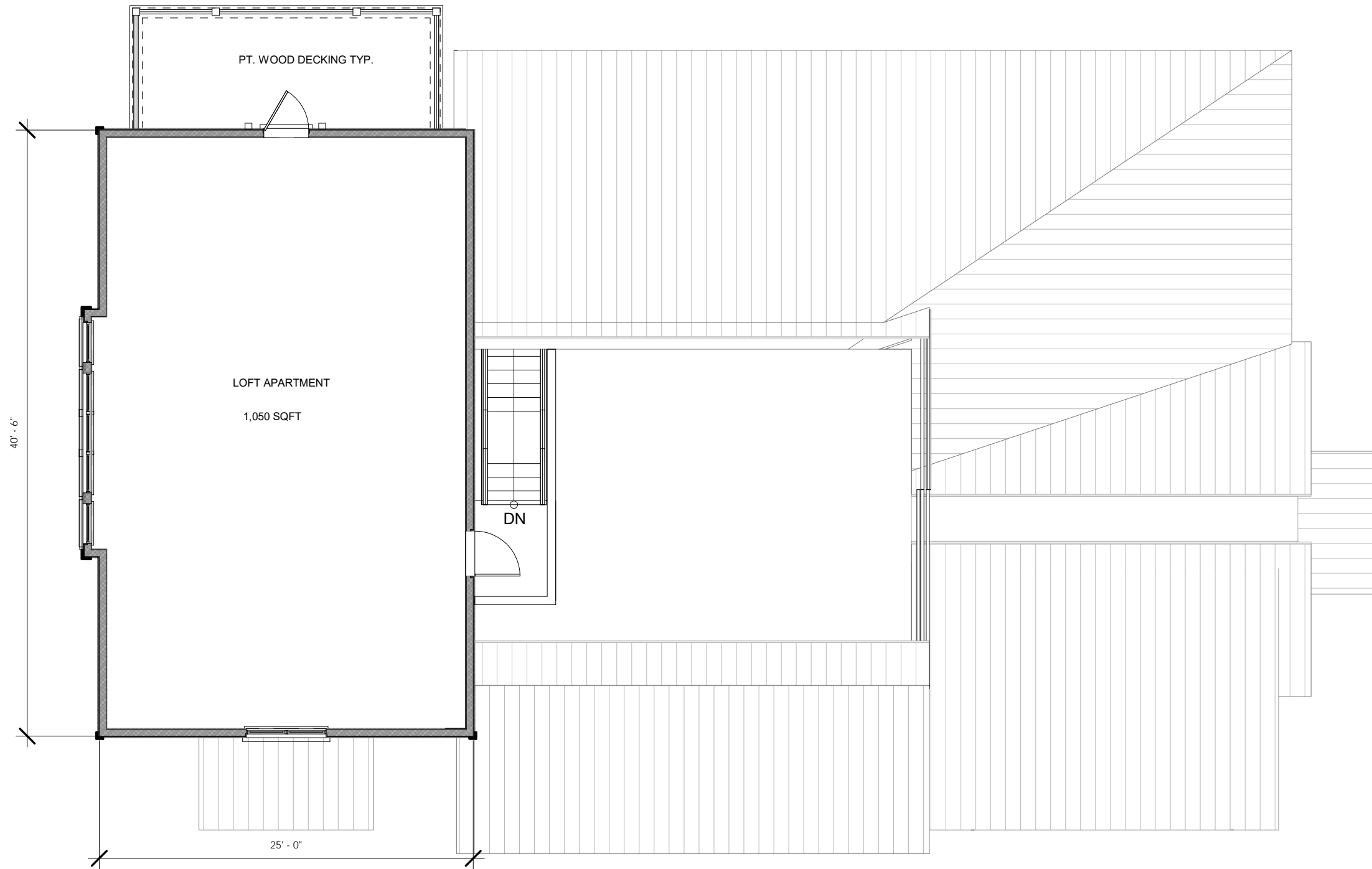
08/17/2020



① SECOND FLOOR
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 3

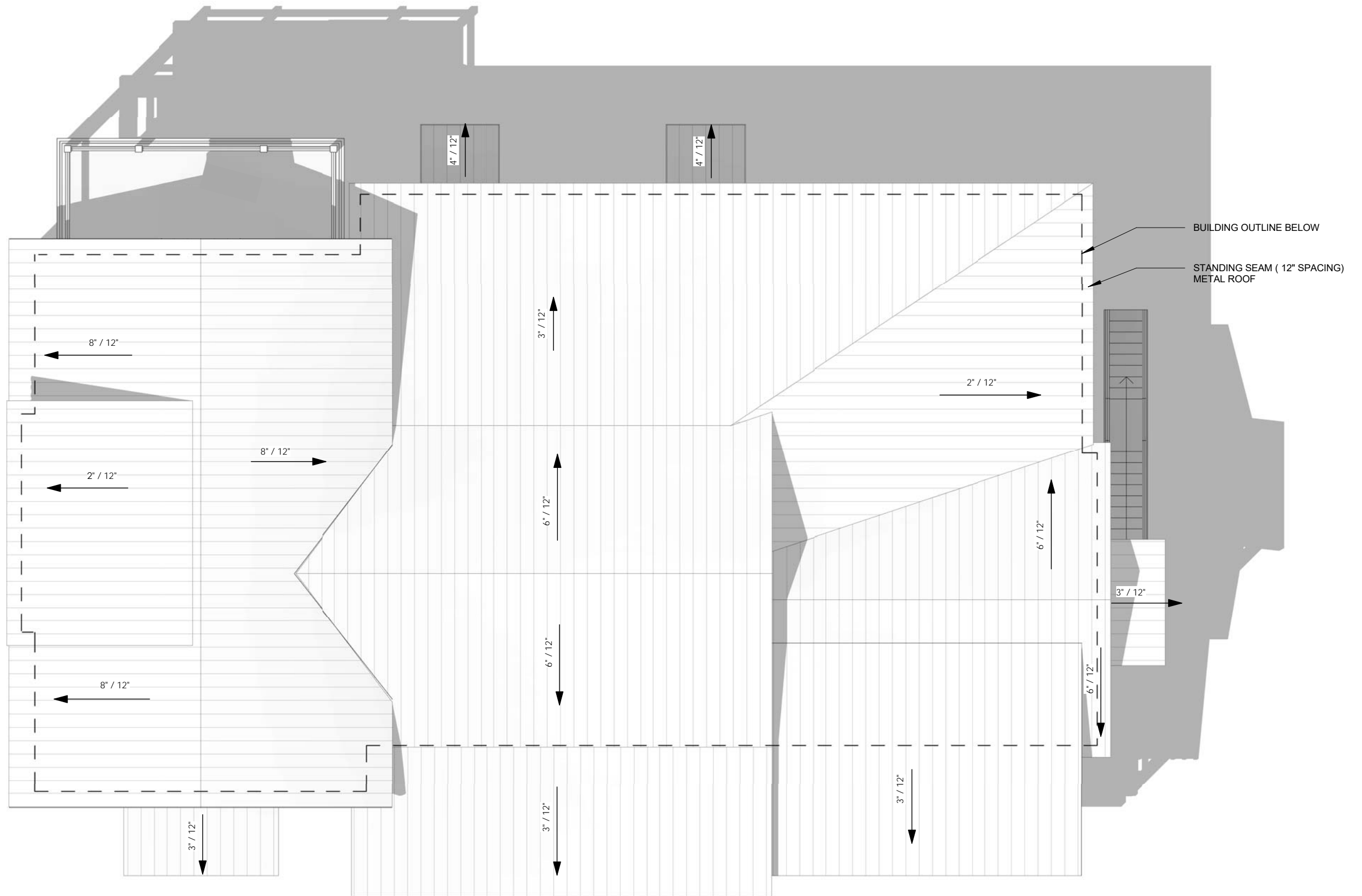
08/17/2020



① LOFT FLOOR
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 3

08/17/2020



① ROOF PLAN
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 3

08/17/2020



① SOUTH
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 3

08/17/2020



① NORTH
1/8" = 1'-0"

71 CALHOUN STREET -
BUILDING 3

08/17/2020



71 CALHOUN STREET - BUILDING 3

08/17/2020



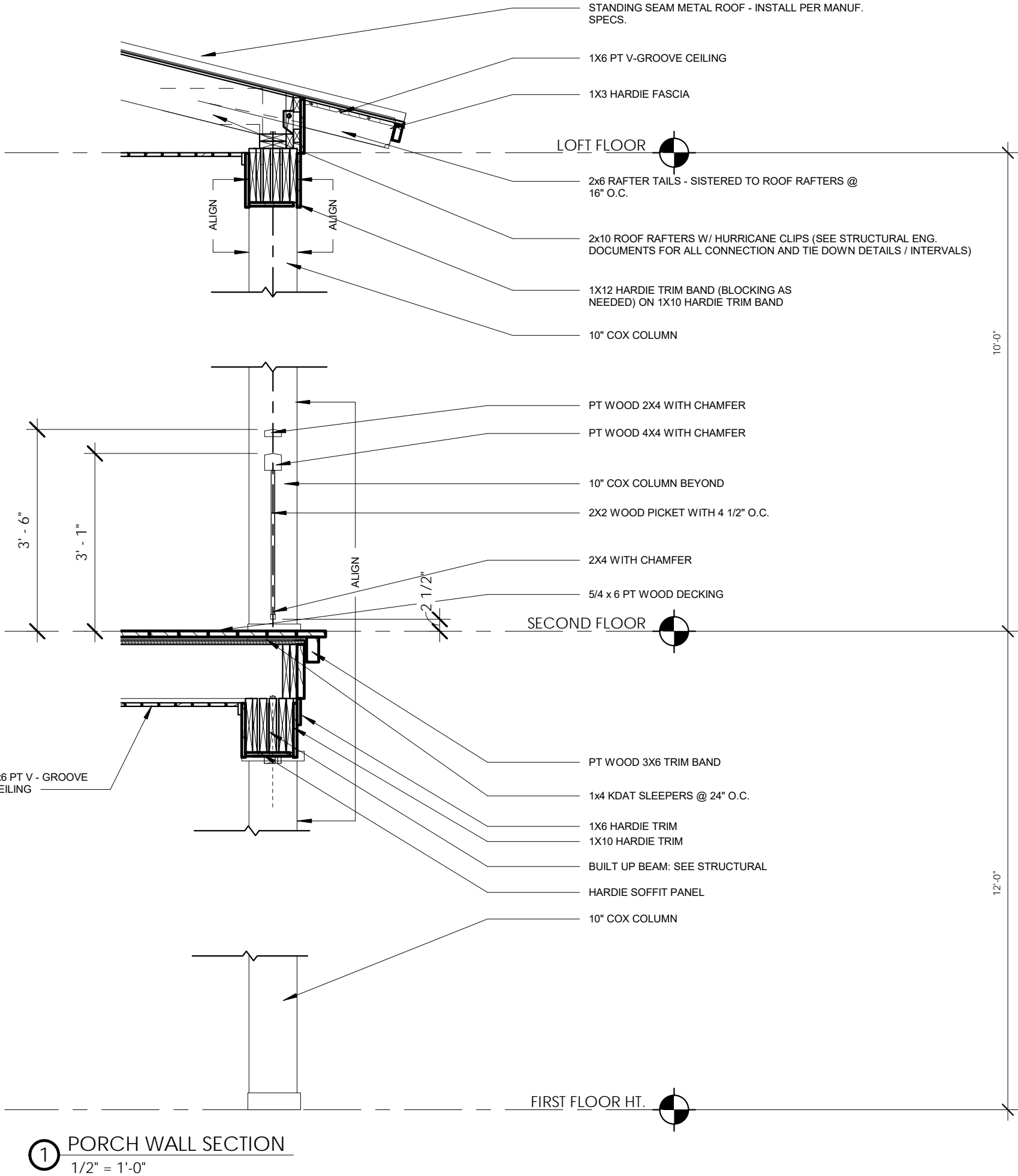
① WEST
1/8" = 1'-0"

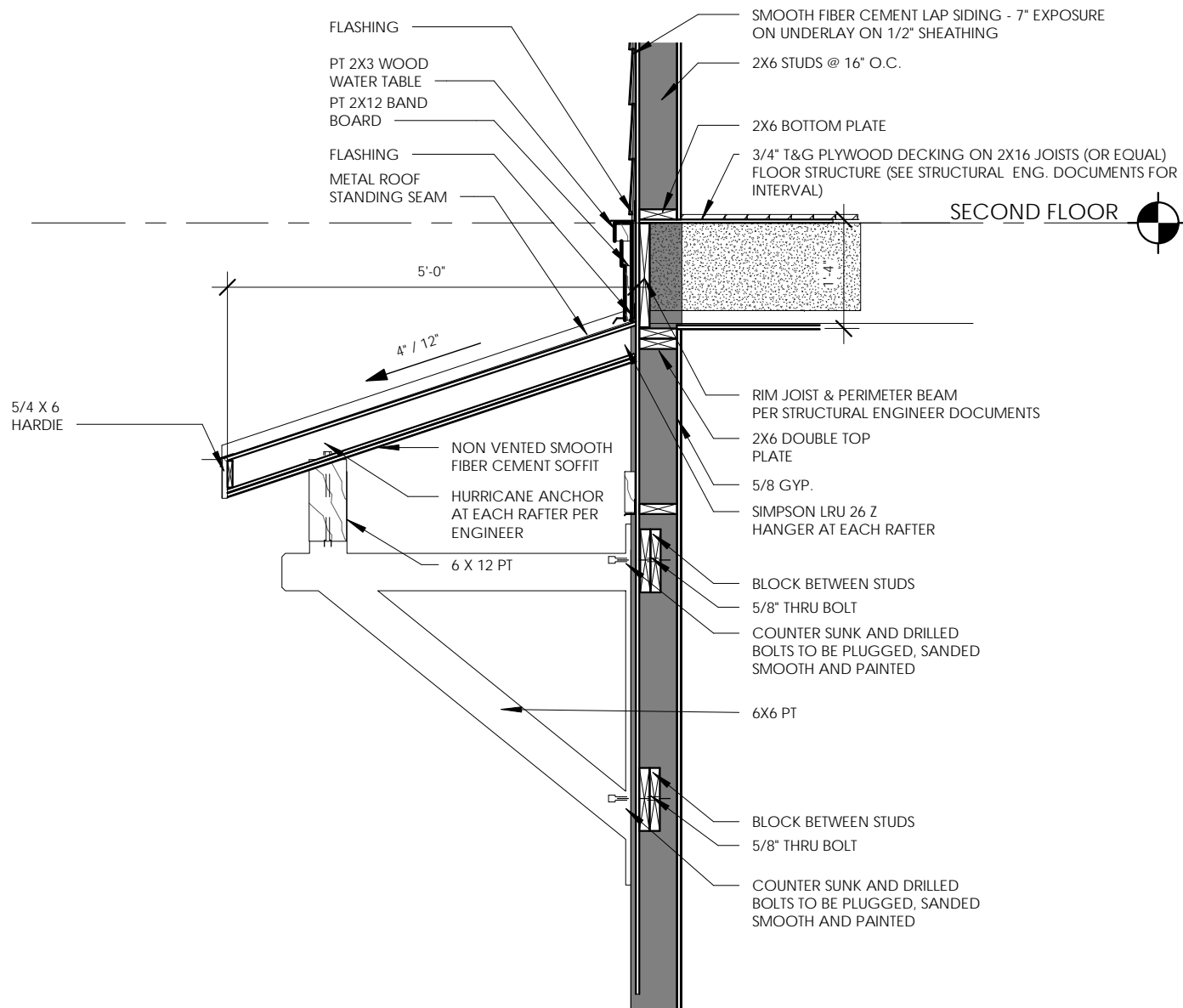
71 CALHOUN STREET - BUILDING 3

08/17/2020

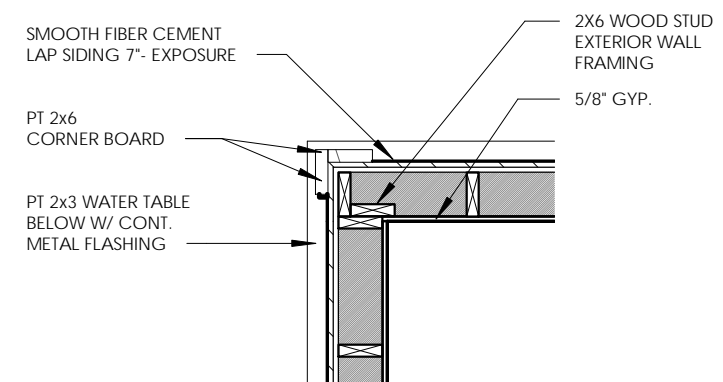
71 CALHOUN STREET -
BUILDING 3

08/17/2020





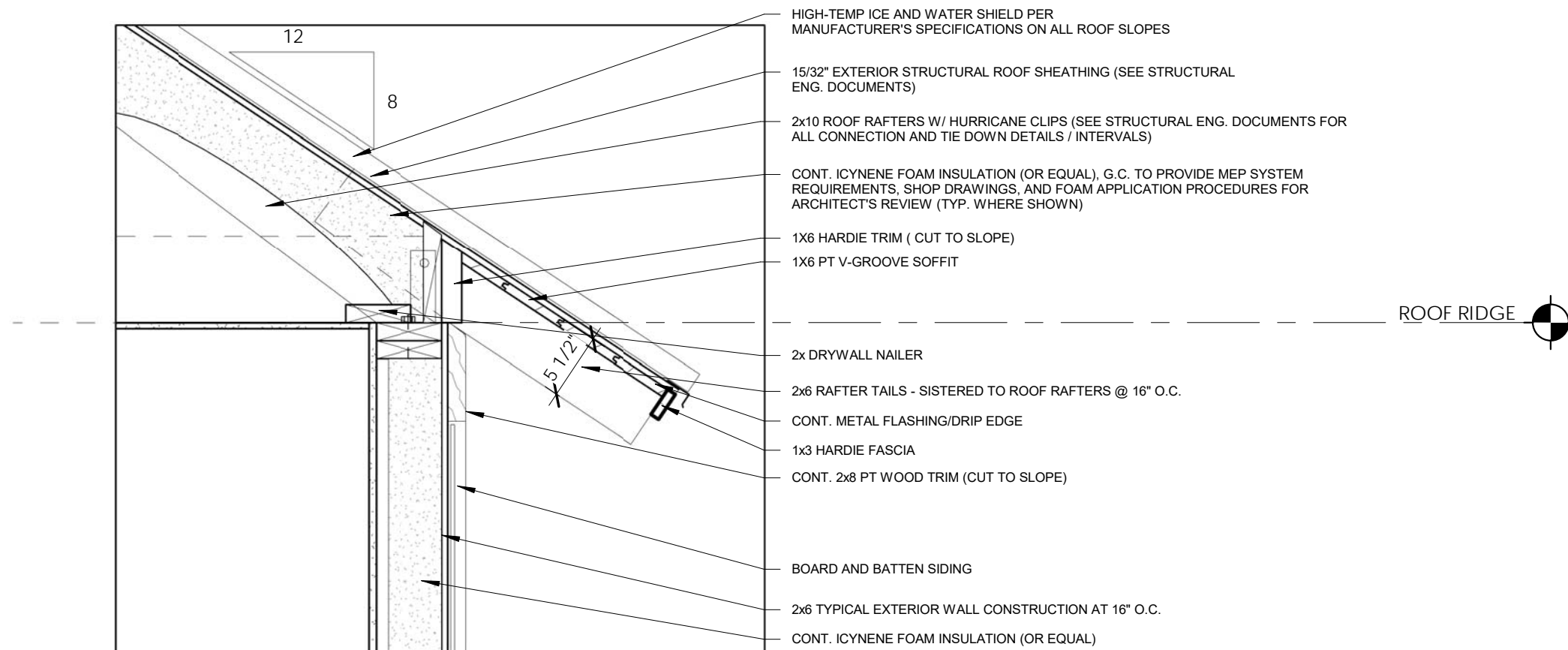
① BRACKET DETAIL
1/2" = 1'-0"



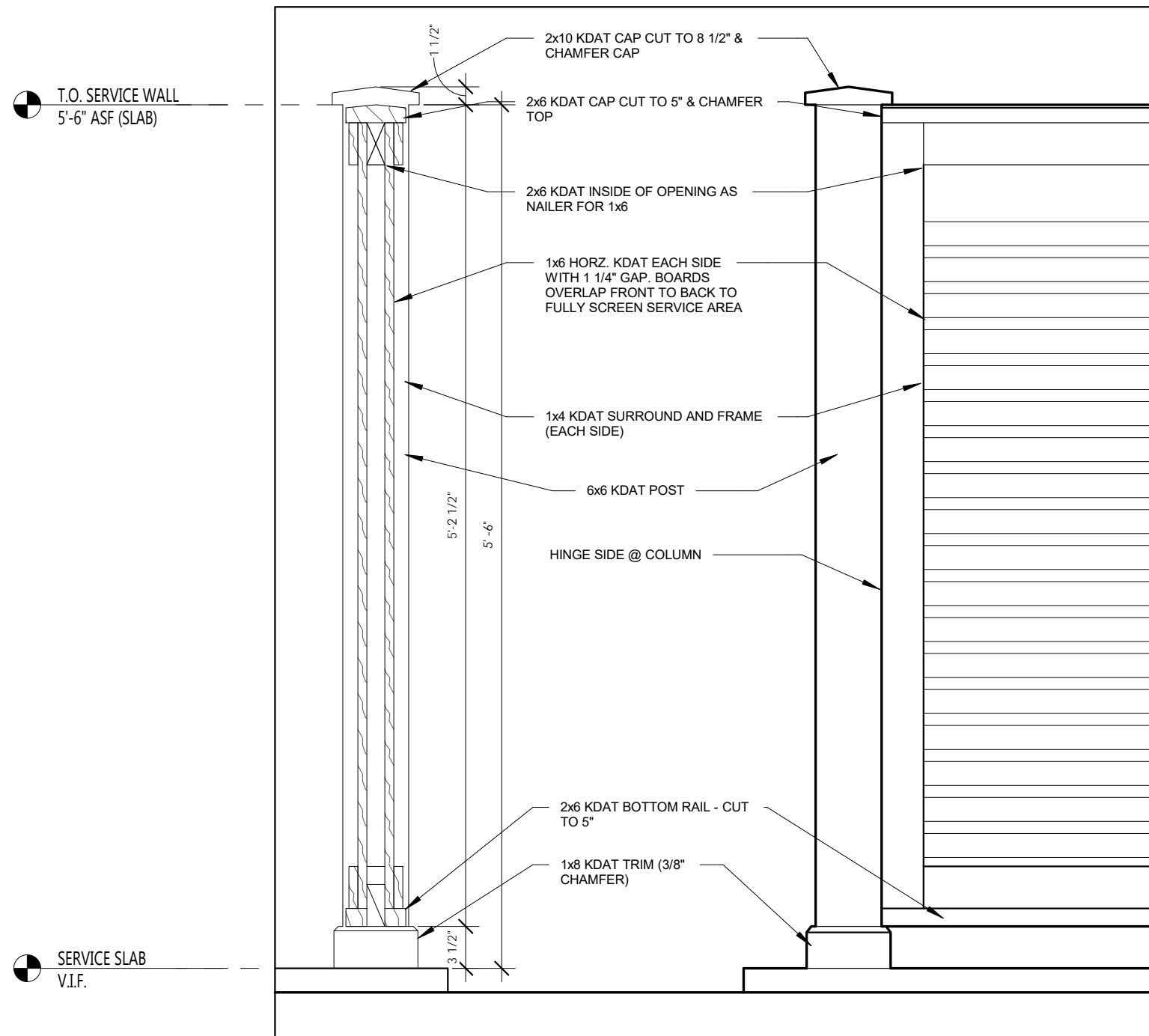
② CORNER BOARD PLAN DETAIL
1/2" = 1'-0"

71 CALHOUN STREET -
BUILDING 3

08/17/2020



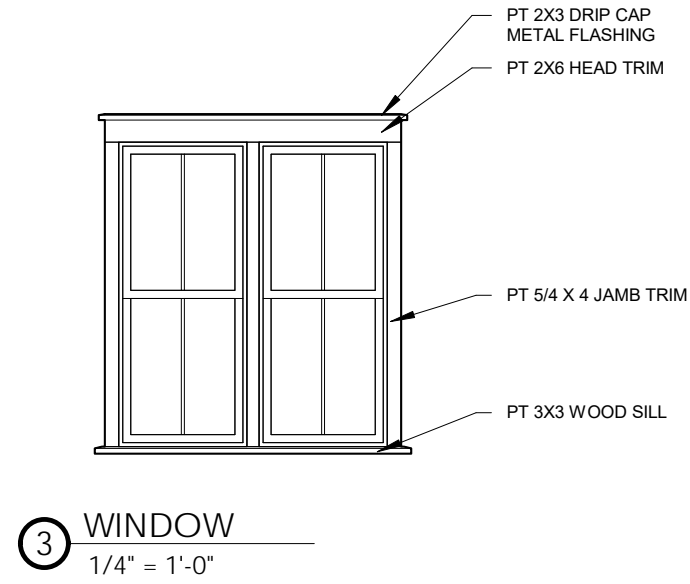
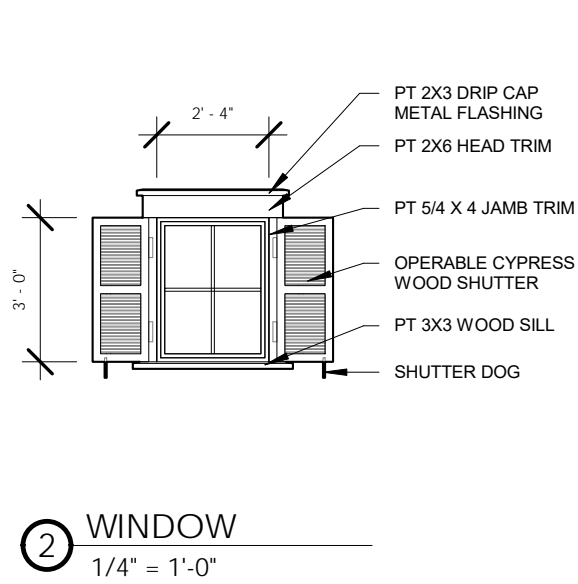
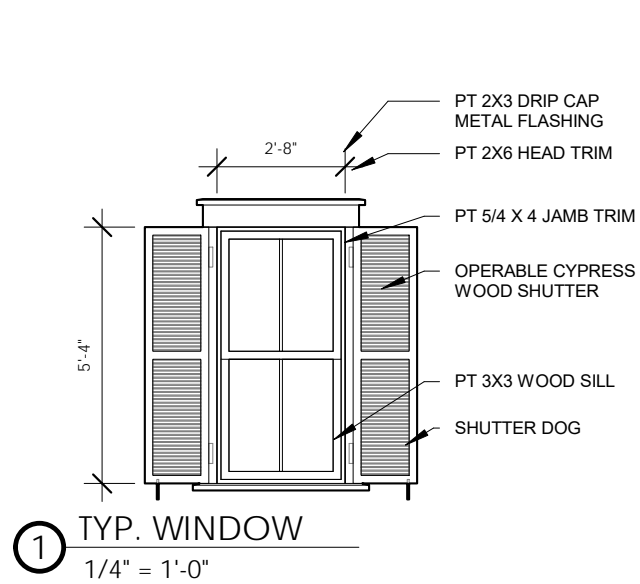
① EAVE DETAIL
1" = 1'-0"

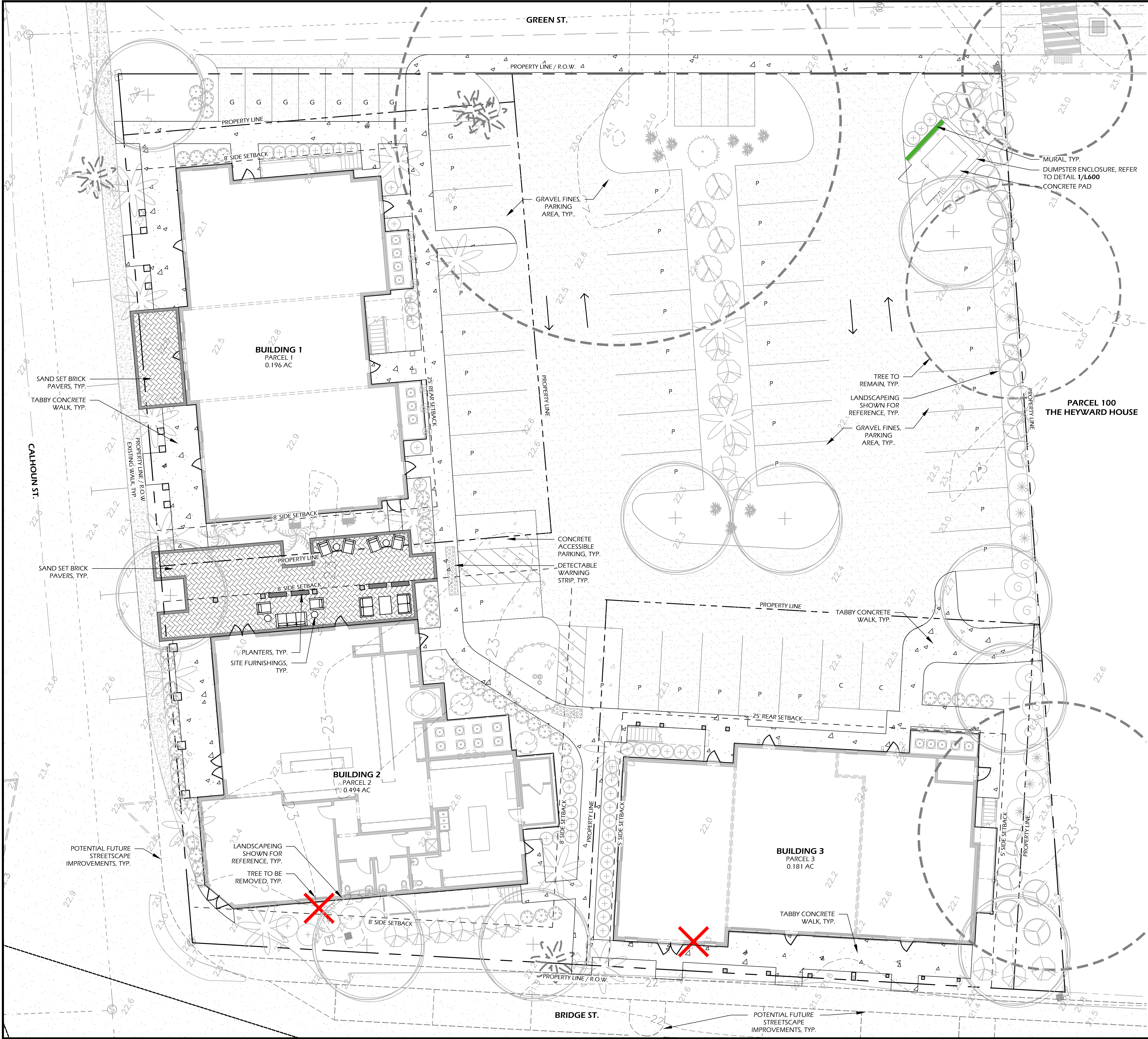


① TYP. SERVICE YARD DETAIL
 1" = 1'-0"

71 CALHOUN STREET - BUILDING 3

08/17/2020





REQUIRED PARKING			
DESCRIPTION	S.F. / UNIT	REQUIREMENTS	PARKING SPACES
RESTAURANT	3,500 S.F.	6 SPACES/1,000 S.F.	21
RETAIL	6,635 S.F.	2 SPACES/1,000 S.F.	13
APARTMENT	12 UNITS	2 SPACES/UNIT	24
TOTAL REQUIRED SPACES			58

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR	37
ACCESSIBLE CAR / VAN	3
COMPACT CAR	2
GOLF CART	11
ON STREET PARKING	6
TOTAL PARKING SPACES	59

NOTE:
1. 25% OF PARKING AREA MAY BE DESIGNATED AS GOLF CART SPACES (5.11.4 TOWN OF BLUFFTON U.D.O.).
2. 25% OF 59 SPACES IS 15 SPACES

Wimer Jones-Heefer Ltd.

landscape architecture
land planning

www.wjkltd.com

28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.297.7411

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SITE DEVELOPMENT PLANS
FOR

71 CALHOUN STREET

BLUFFTON, SOUTH CAROLINA

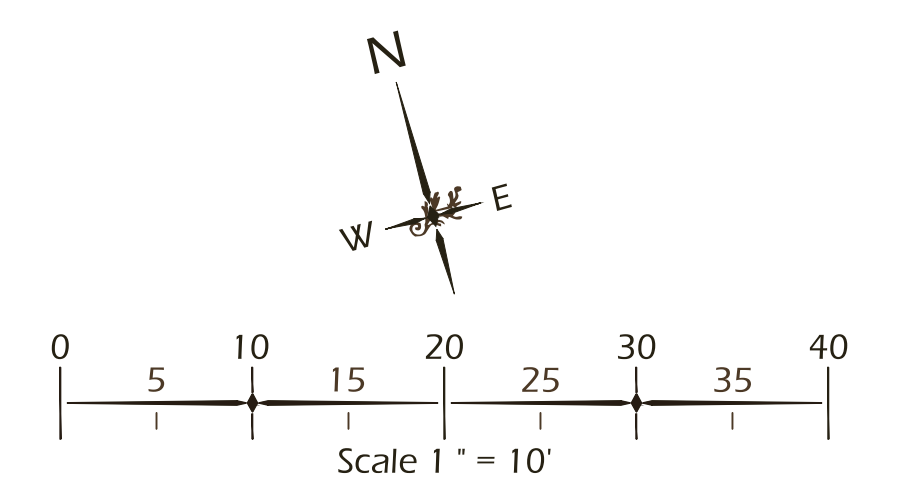
DATE: AUG. 17, 2020
PROJECT NO.: 17126.01
DRAWN BY: MY / JM
CHECKED BY: WM

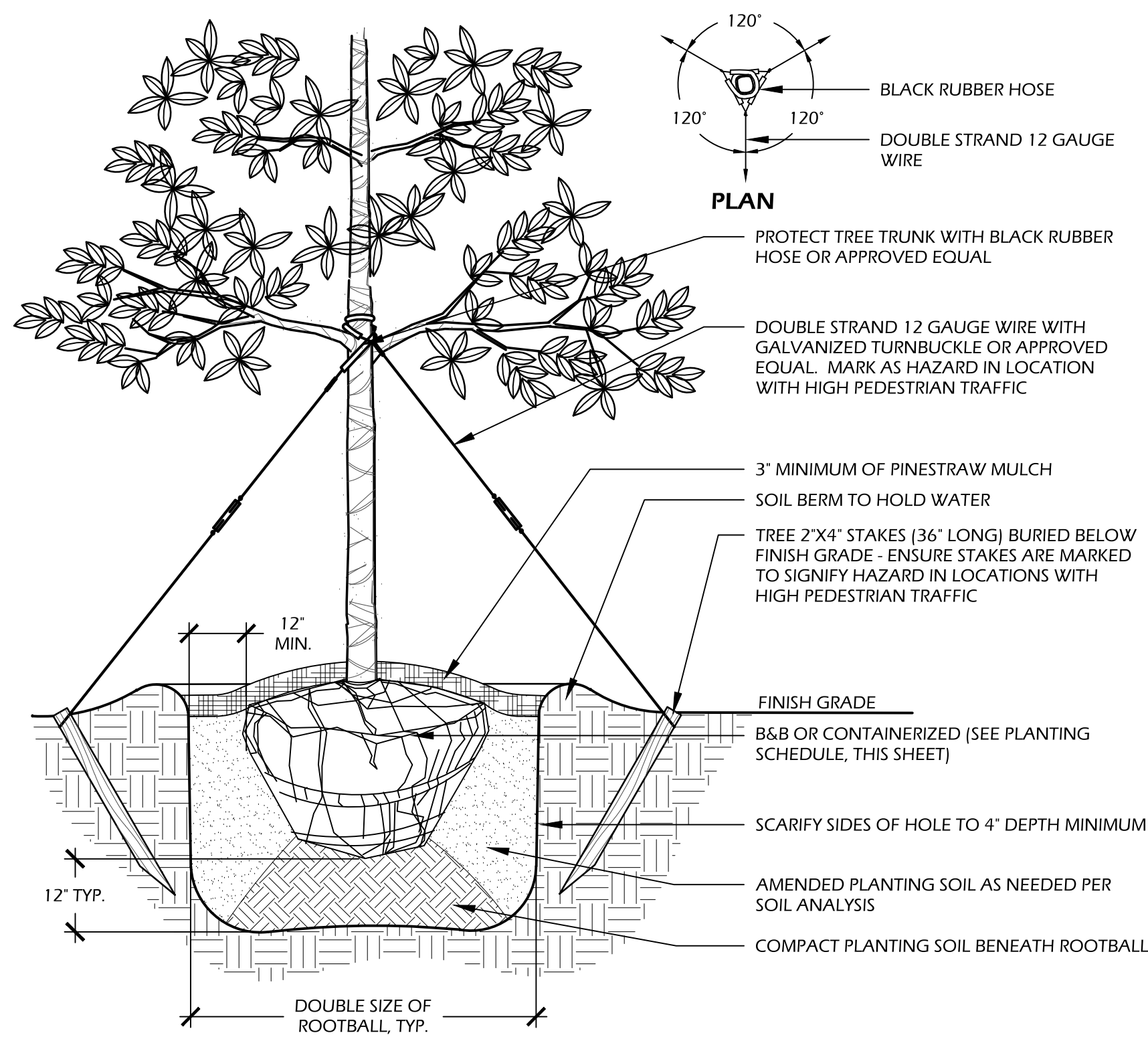
AMENDED D.R.C.
SUBMITTAL
PLAN-03, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L11

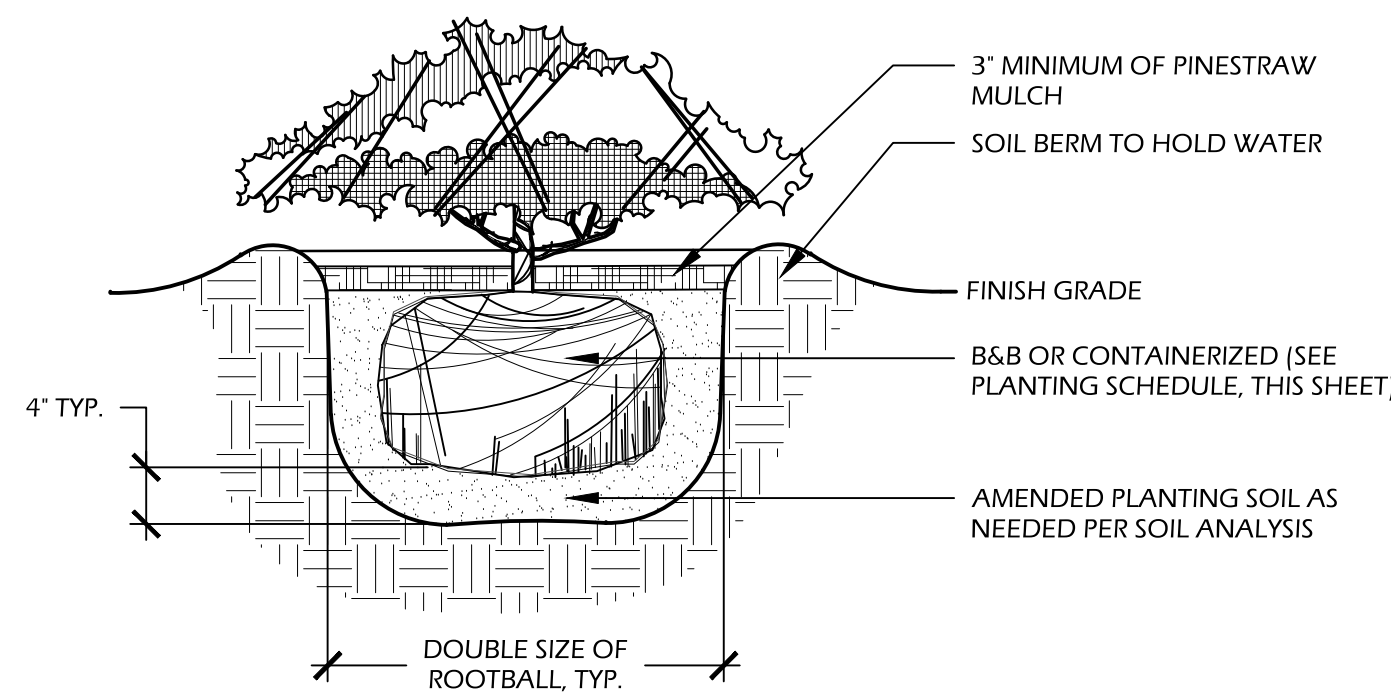




NOTES:

1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

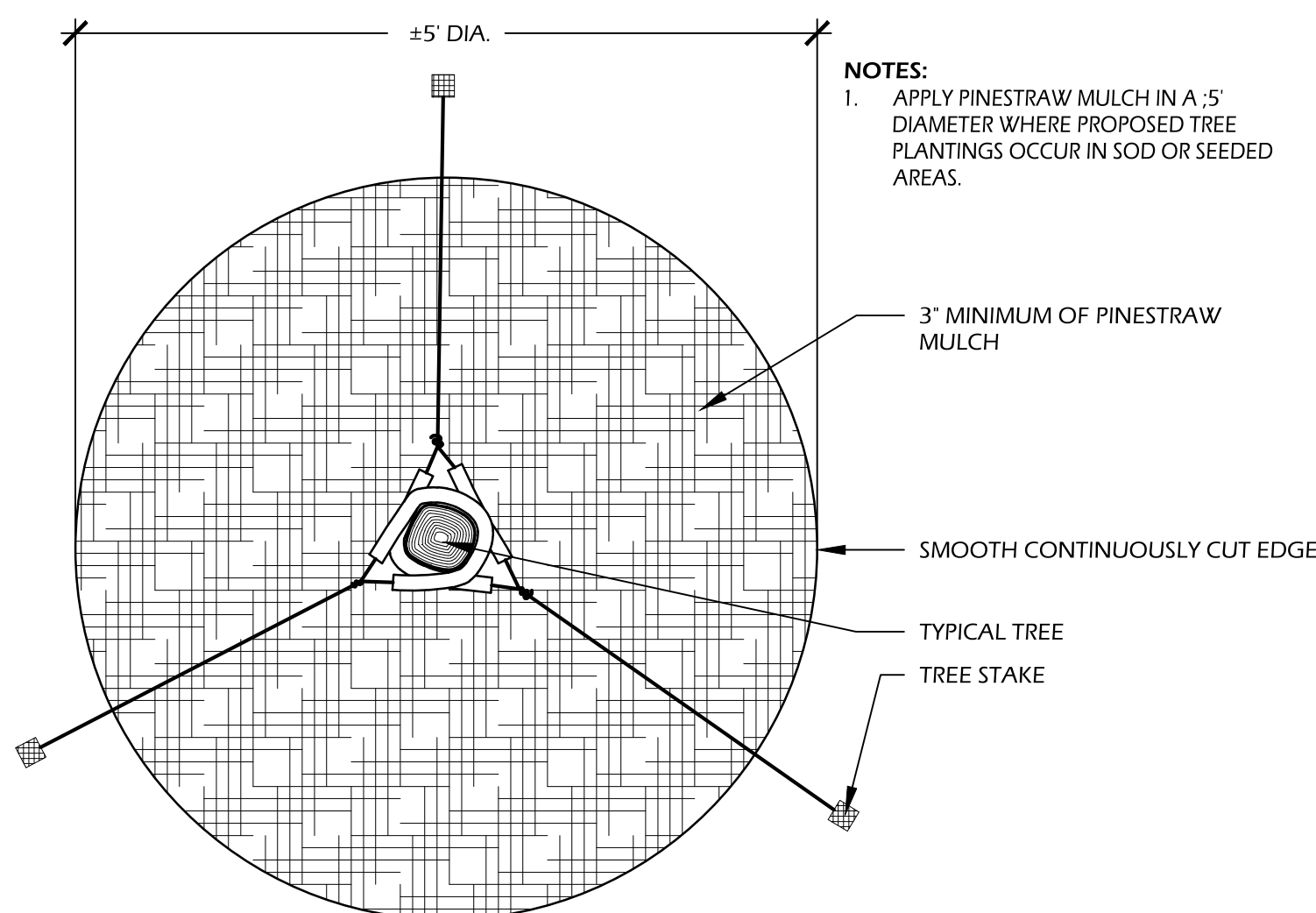
1 // L501 TREE PLANTING
SCALE: N.T.S.



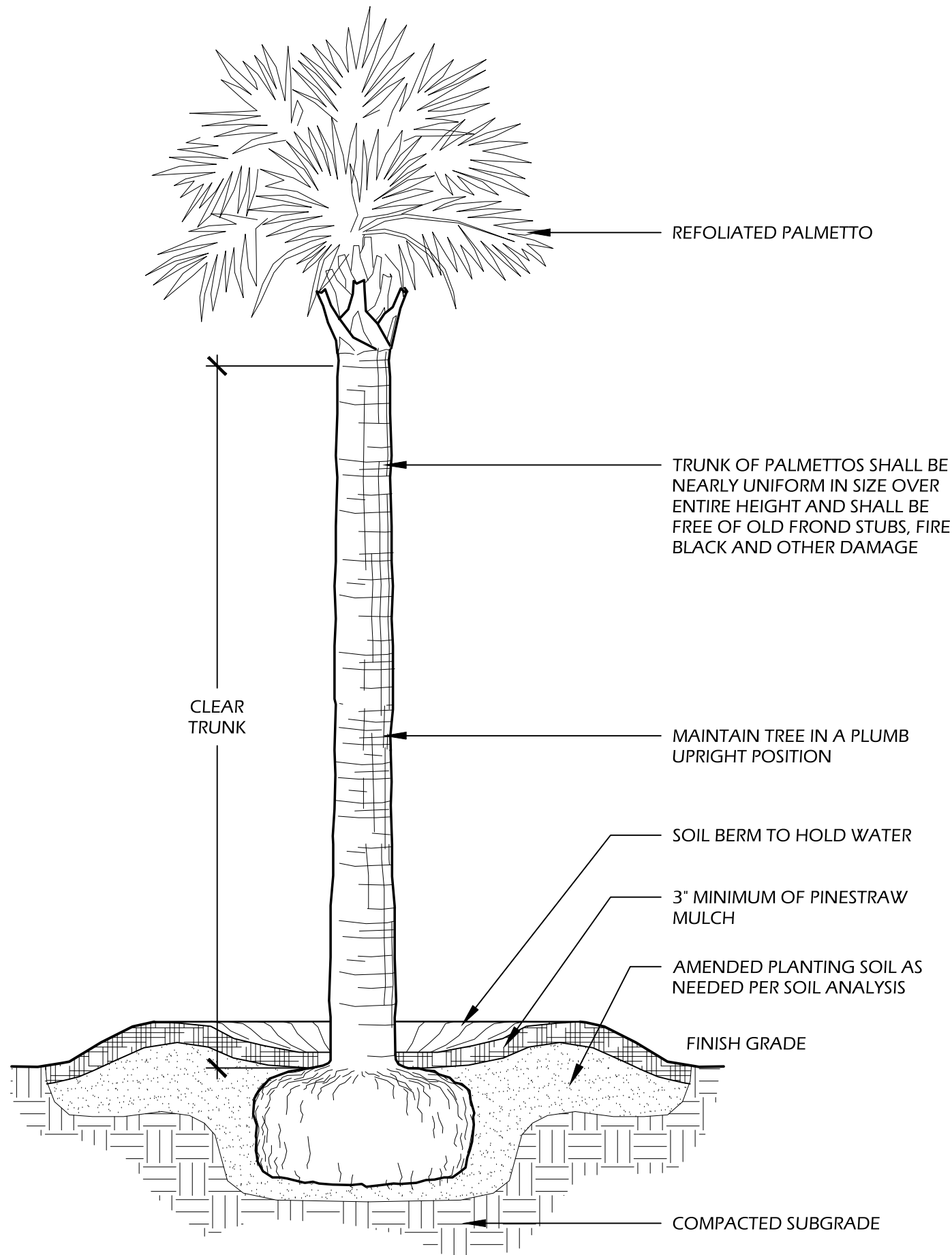
NOTES:

1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE .2\"/>

2 // L501 SHRUB PLANTING
SCALE: N.T.S.



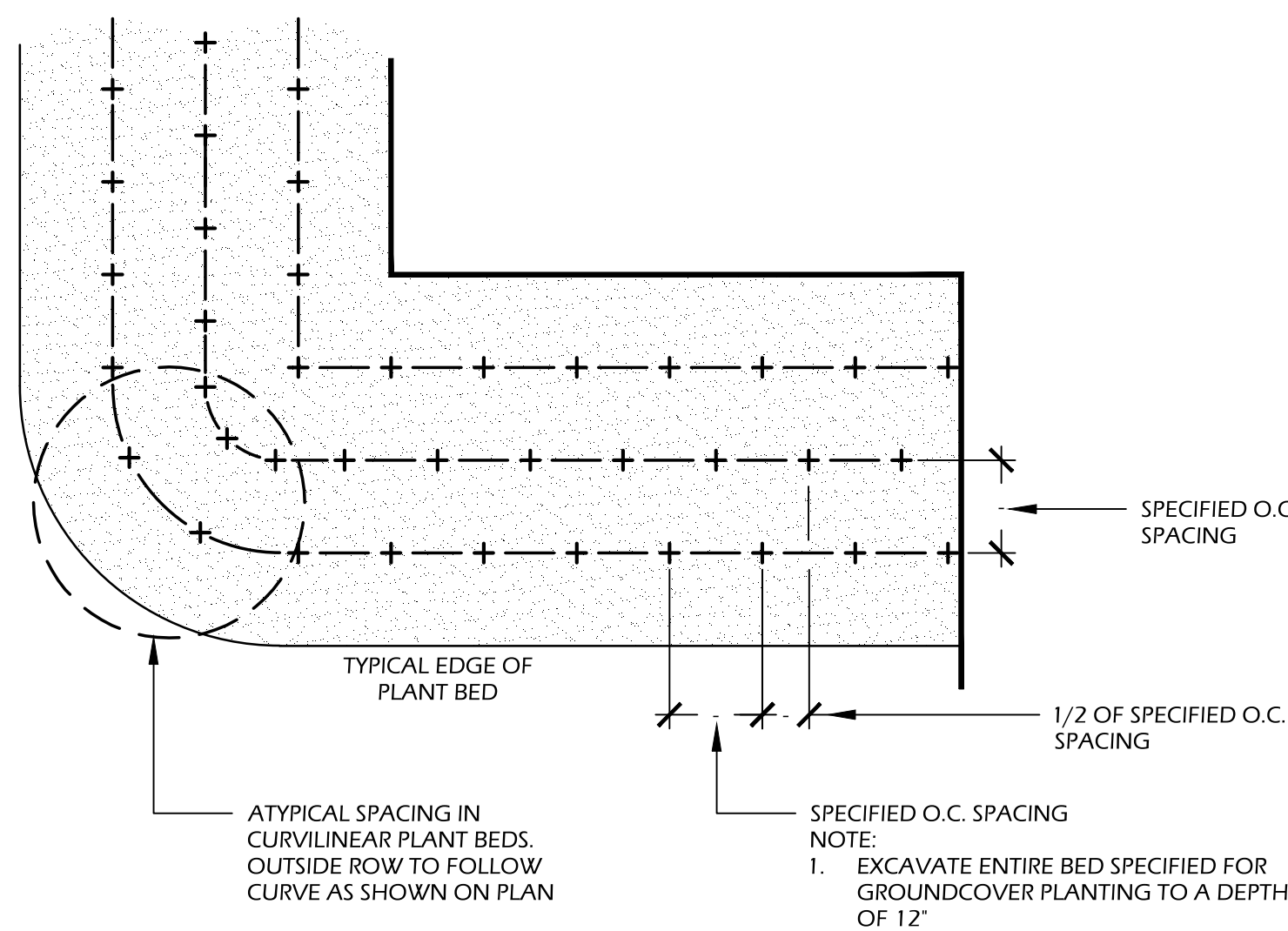
3 // L501 TREE STAKING
SCALE: N.T.S.



NOTES:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

4 // L501 PALM TREE PLANTING
SCALE: N.T.S.

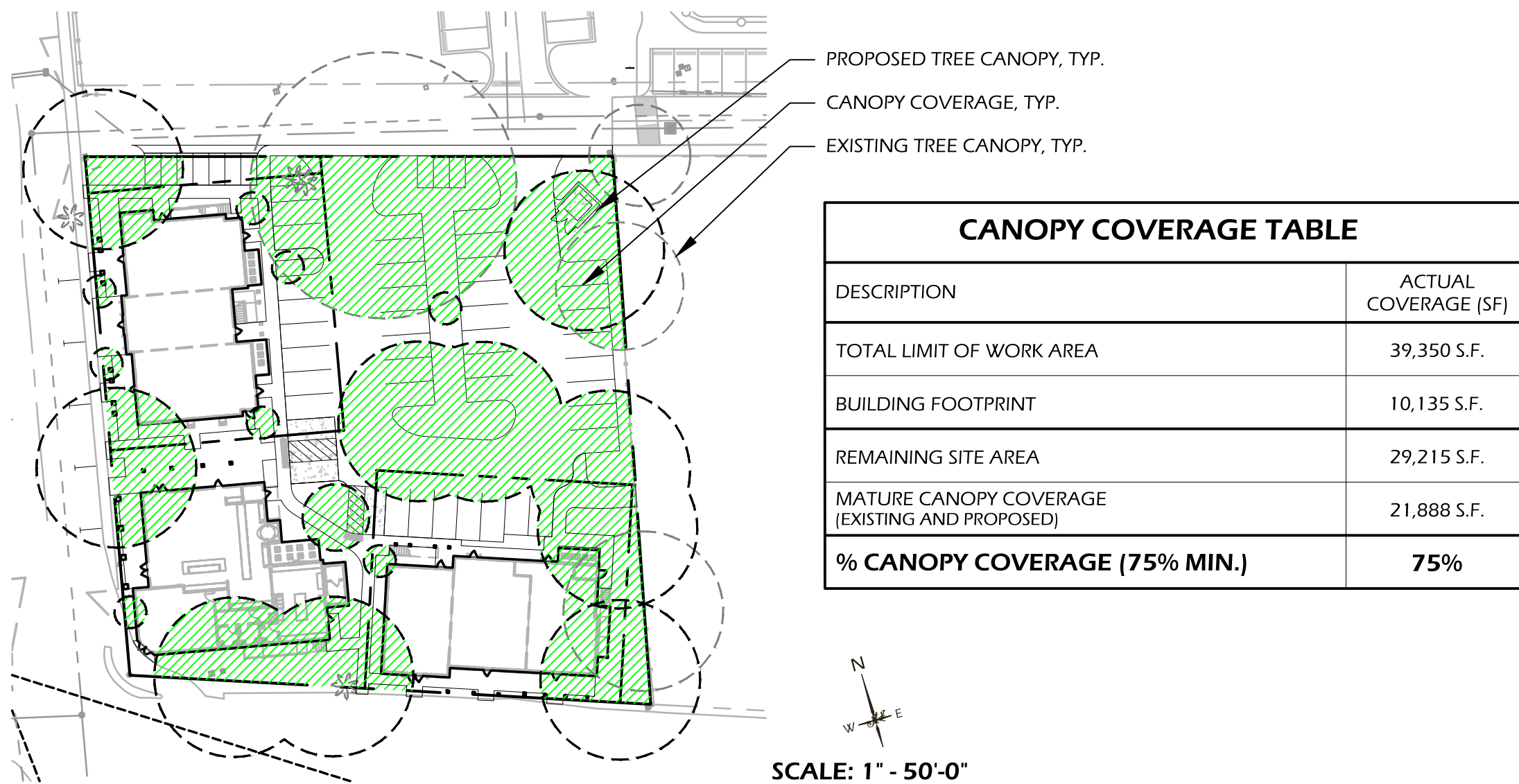


5 // L501 GROUND COVER PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

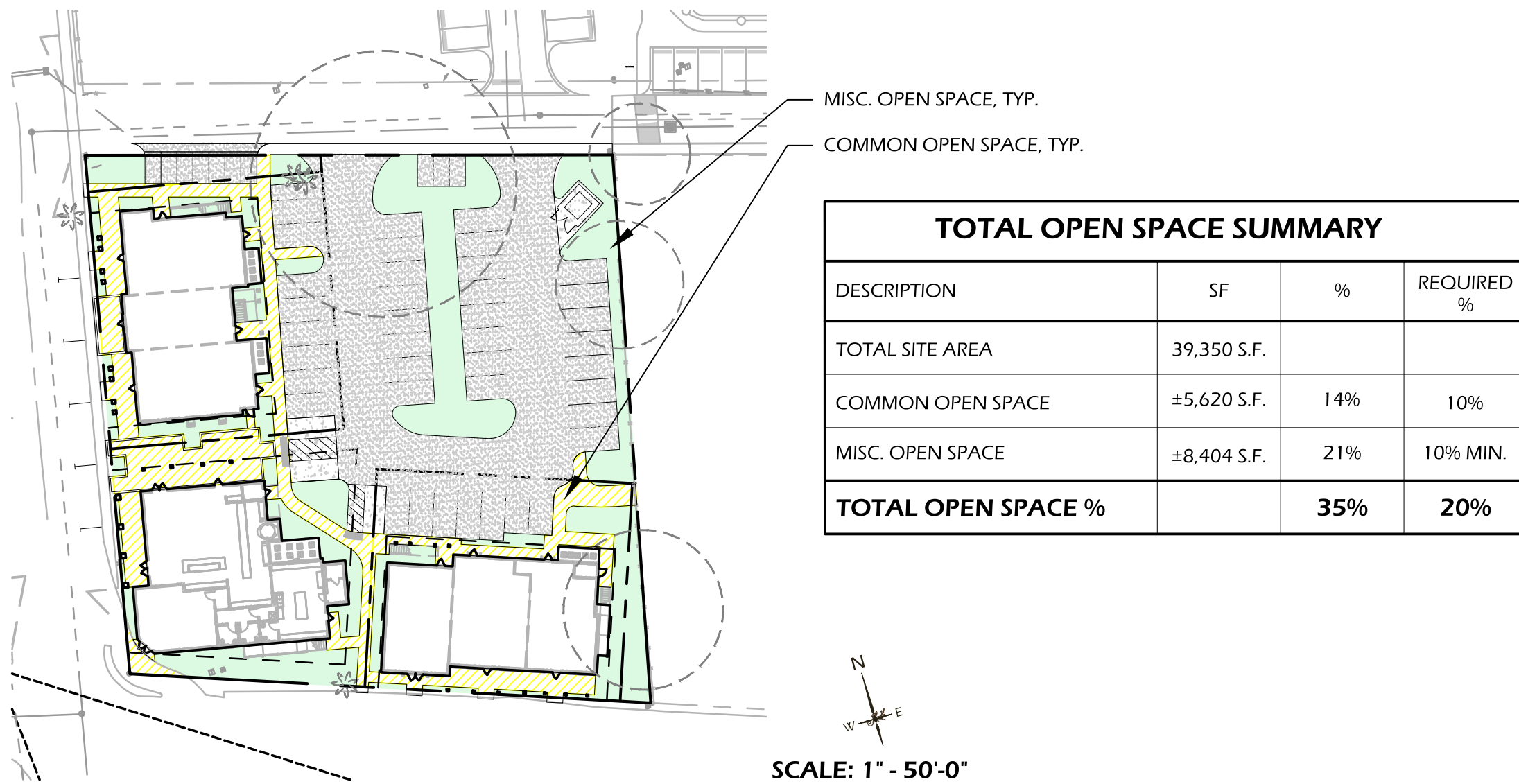
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
10	QUEV	Quercus virginiana	Live Oak	12'-14'	5'-6'	Cont.	3'	Full
16	SABP	Sabal Palmetto	Cabbage Palm	14'-16'	-	Cont.	-	Refoliated
UNDERSTORY TREES								
1	CHIV	Chionanthus virginicus	Fringe Tree	6'-7'	3'-4'	30 gal.	-	Full
2	LIVC	Livistona chinensis	Chinese Fan Palm	4'-5'	2'-3'	15 gal.	-	Full
SHRUBS								
18	AZAI	Azalea indica 'Formosa'	Formosa Azalea	3'-4'	30'-36"	15 gal.	-	Full
6	AZIM	Azalea indica 'Mrs. G. G. Gerbing'	Mrs. G. G. Gerbing Azalea	3'-4'	30'-36"	15 gal.	-	Full
3	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full, Red Flowering Variety
5	CASS	Camellia sasanqua 'Shishi Gashira'	Shishi Gashira Sasanqua Camellia	18'-24'	18'-24"	3 gal.	-	Full
53	ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18'-24'	18'-24"	7 gal.	-	Full
5	ILLP	Illicium parviflorum	Yellow Anise	30'-36"	24'-30"	7 gal.	-	Full
15	LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	30'-36"	24'-30"	7 gal.	-	Full
1	OSMF	Osmanthus fragrans	Fragrant Tea Olive	4'-5'	2'-3'	15 gal.	-	Full
49	PODM	Podocarpus macrophyllus	Podocarpus	36'-42"	24'-30"	15 gal.	-	Full
9	SERR	Serenia repens	Saw Palmetto	24'-30"	18'-24"	15 gal.	-	Full
8	VIBO	Viburnum odoratissimum	Sweet Viburnum	3'-4'	30'-36"	15 gal.	-	Full
5	VIBS	Viburnum suspensum	Sandankwa Viburnum	30'-36"	24'-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
65	DRYE	Dryopteris erythrosora	Autumn Fern	10'-12"	8'-12"	1 gal.	24" O.C.	Full
50	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
34	ALPZ	Alpinia zerumbet	Variegated Shell Ginger	12'-18"	8'-12"	1 gal.	24" O.C.	Full
62	DIEI	Diets iridioides	White African Iris	12'-18"	8'-12"	1 gal.	24" O.C.	Full
31	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12'-16"	8'-12"	1 gal.	24" O.C.	Full
39	LIRM	Liriope muscari 'Big Blue'	Big Blue Liriope	12'-16"	8'-12"	1 gal.	18" O.C.	Full
241	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full
9	TRAJ	Trachelospermum jasminoides	Confederate jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full, Train to grow up fence
MULCH								
9,290	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

TREE CANOPY DIAGRAM:



CANOPY COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	39,350 S.F.
BUILDING FOOTPRINT	10,135 S.F.
REMAINING SITE AREA	29,215 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	21,888 S.F.
% CANOPY COVERAGE (75% MIN.)	75%

OPEN SPACE DIAGRAM:



TOTAL OPEN SPACE SUMMARY			
DESCRIPTION	SF	%	REQUIRED %
TOTAL SITE AREA	39,350 S.F.		
COMMON OPEN SPACE	±5,620 S.F.	14%	10%
MISC. OPEN SPACE	±8,404 S.F.	21%	10% MIN.
TOTAL OPEN SPACE %		35%	20%

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SITE DEVELOPMENT PLANS
FOR
71 CALHOUN STREET
BLUFFTON, SOUTH CAROLINA

DATE: AUG. 17, 2020
PROJECT NO.: 17126.01
DRAWN BY: MY / JM
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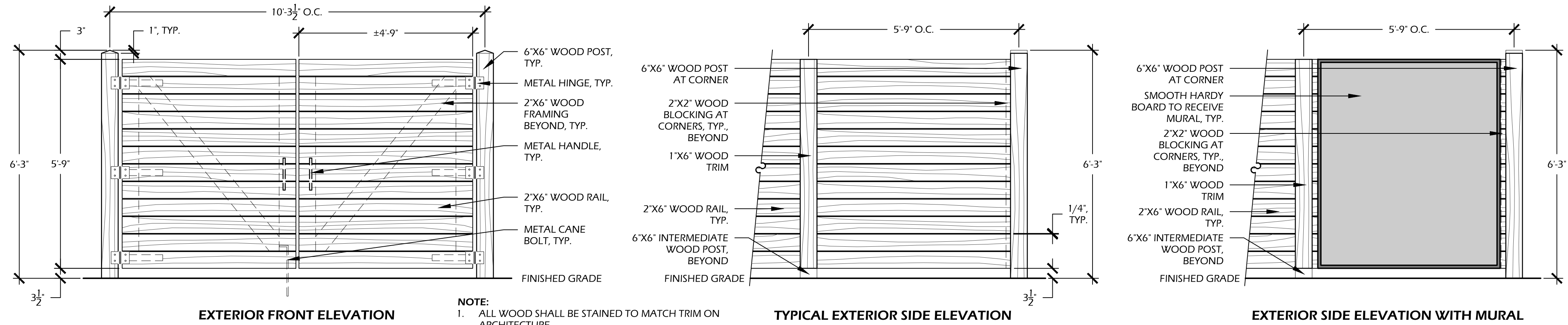
AMENDED D.R.C.
SUBMITTAL
PLAN-03, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND
DETAILS

DRAWING NUMBER

L501



1 // L600 DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

SITE COVERAGE TABLE					
DESCRIPTION	LOT 1	LOT 2	LOT 3	COMMON 1	COMMON 2
TOTAL BUILDING FOOTPRINTS	3,350 S.F.	3,500 S.F.	3,285 S.F.	0 S.F.	0 S.F.
TOTAL IMPERVIOUS DRIVES, WALKS, PATHS	1,278 S.F.	1,420 S.F.	935 S.F.	56 S.F.	14 S.F.
TOTAL OPEN / COVERED PATIO	617 S.F.	780 S.F.	617 S.F.	0 S.F.	0 S.F.
TOTAL IMPERVIOUS COVERAGE	5,245 S.F.	5,700 S.F.	4,837 S.F.	56 S.F.	14 S.F.
TOTAL SITE S.F.	8,536 S.F.	21,537 S.F.	7,872 S.F.	881 S.F.	523 S.F.
% SITE COVERAGE	61%	26%	61%	0.6%	0.3%

OPEN SPACE TABLE (INDIVIDUAL LOTS)					
DESCRIPTION	LOT 1	LOT 2	LOT 3	COMMON 1	COMMON 2
TOTAL SITE AREA	8,536 S.F.	21,537 S.F.	7,872 S.F.	881 S.F.	523 S.F.
COMMON OPEN SPACE (10% MIN. REQUIRED)	1,980 S.F. (23%)	2,049 S.F. (10.0%)	1,481 S.F. (19%)	96 S.F. (11%)	14 S.F. (0.3%)
MISC. OPEN SPACE (10% MIN. REQUIRED)	1,185 S.F. (14%)	5,094 S.F. (23%)	1,281 S.F. (16%)	335 S.F. (38%)	509 S.F. (97%)
TOTAL OPEN SPACE % (20% REQUIRED)	37%	33%	35%	49%	97.3%



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SITE DEVELOPMENT PLANS
FOR
71 CALHOUN STREET
BLUFFTON, SOUTH CAROLINA

DATE:	AUG. 17, 2020
PROJECT NO.:	17126.01
DRAWN BY:	MY / JM
CHECKED BY:	WM

AMENDED D.R.C.
SUBMITTAL
PLAN-03, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L600





















BUILDING COMPARISON TABLE

Building Name	Address	Size, Square Feet (SF)	Height, Stories	Use	Year Built	Contributing Structure?
May River Montessori Building 1	60 Calhoun Street	3,224	2	School	1967 2010	No
May River Montessori Building 2	62 Calhoun Street	7,068	2	School (Day Care)	1977 2016	No
Moonlit Lullaby	55 Bridge Street	3,420	2	Commercial	2019	No
Fripp-Lowden House	80 Calhoun Street	2,165	1	Residential	1909	Yes
Seven Oaks	82 Calhoun Street	1,230	2	Commercial	1850	Yes
57 Calhoun Street Main Home	57 Calhoun Street	988	1	Residential	1962	No
57 Calhoun Street Carriage House	57 Calhoun Street	560	2	Residential	1968	No
Peoples' Store	56 Calhoun Street	2,106	1.5	Mixed-Use	1904	Yes
55 Calhoun Street	55 Calhoun Street	3,060	2	Restaurant	2005	No
40 Calhoun Street	40 Calhoun Street	4,360	2	Mixed-Use	2008	No
20 Calhoun Street	20 Calhoun Street	3,816	2	Mixed-Use	1890	Yes
15 Captains Cove – Building 1	15 Captains Cove	4,366	2	Commercial	2008	No
15 Captains Cove – Building 2	15 Captains Cove	550	1	Commercial	2008	No
15 Captains Cove – Building 3	15 Captains Cove	1,484	1.5	Commercial	2009	No
15 Captains Cove – Building 4	15 Captains Cove	790	1	Commercial	2009	No
Heyward House	70 Boundary Street	2,539	1.5	Commercial	1840	Yes

BUILDING COMPARISON TABLE

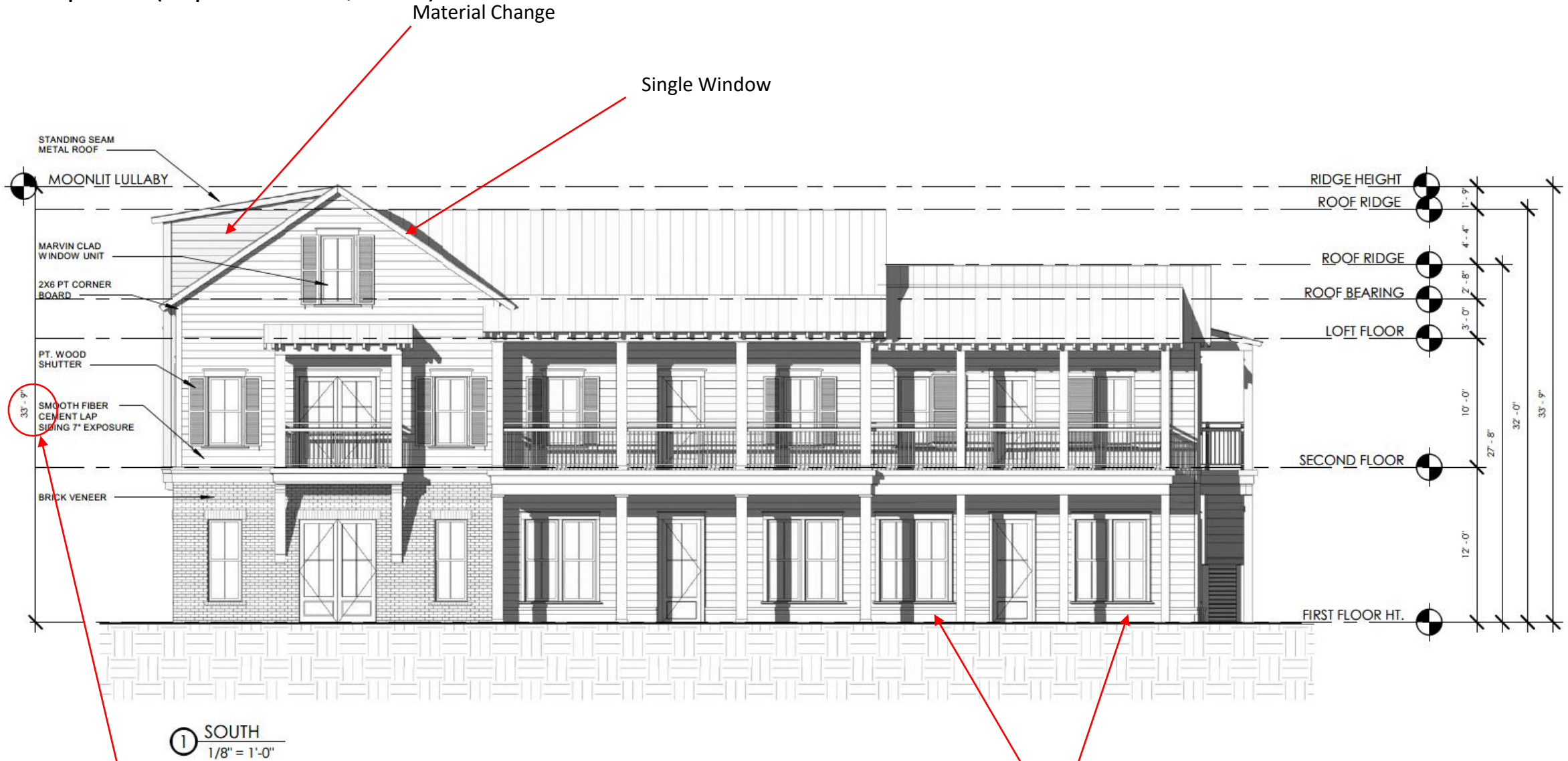
Building Name	Address	Size, Square Feet (SF)	Height, Stories	Use	Year Built	Contributing Structure?
Heyward House – Out Building 1	70 Boundary Street	160	1	Commercial	1930	Yes
Heyward House – Out Building 2	70 Boundary Street	228	1	Commercial	1840	Yes
14 Church Street	14 Church Street	4,745	2.5	Mixed-Use	2020	No
16 Church Street	16 Church Street	5,015	2.5	Mixed-Use	--	No
71 Calhoun Street – Building 1 – PROPOSED	<i>71 Calhoun Street</i>	<i>7,500</i>	<i>2.5</i>	<i>Mixed-Use</i>	<i>n/a</i>	<i>n/a</i>
71 Calhoun Street – Building 2 – PROPOSED	<i>71 Calhoun Street</i>	<i>7,850</i>	<i>2</i>	<i>Mixed-Use</i>	<i>n/a</i>	<i>n/a</i>
71 Calhoun Street – Building 3 – PROPOSED	<i>71 Calhoun Street</i>	<i>7,620</i>	<i>2.5</i>	<i>Mixed-Use</i>	<i>n/a</i>	<i>n/a</i>

Building 3

71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Proposed (September 24, 2020)



Reduced from 36.6 ft to 33.9 ft

Larger Windows

71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

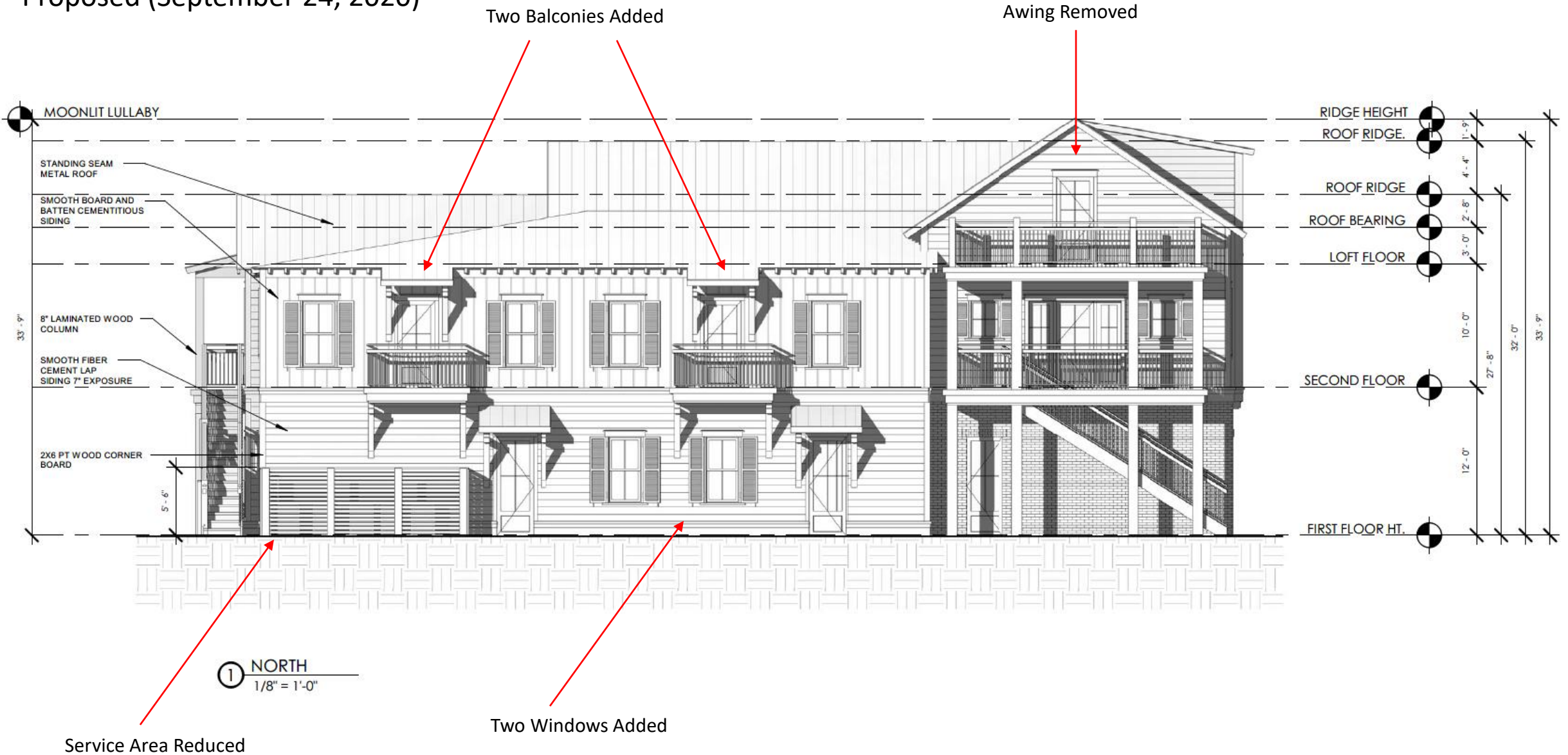
Previous (August 5, 2020)



71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Proposed (September 24, 2020)



71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Previous (August 5, 2020)



① NORTH
1/8" = 1'-0"

71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Proposed (September 24, 2020)



Shutter dimensions seem awkward

Previous (August 5, 2020)

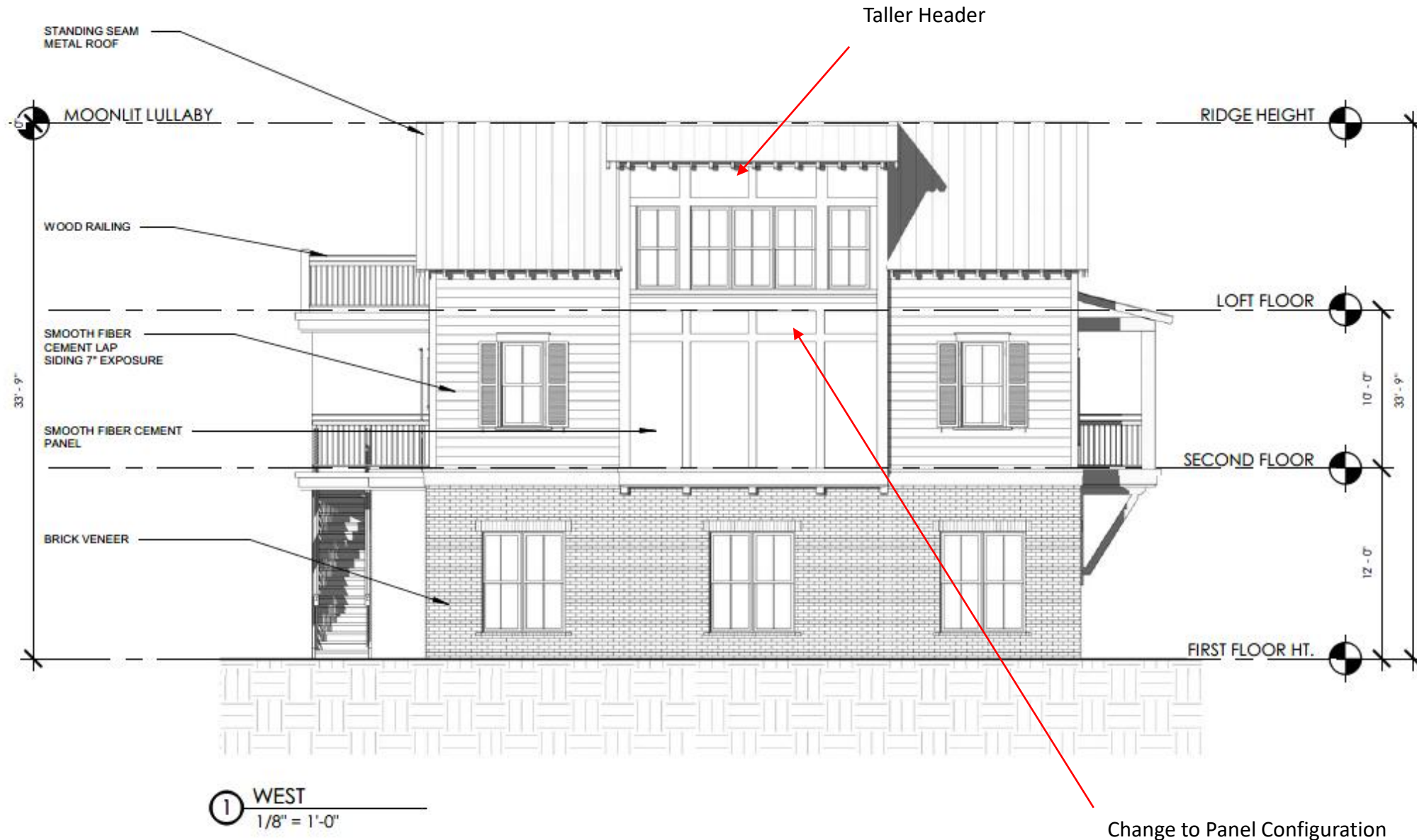


① EAST
1/8" = 1'-0"

71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Proposed (September 24, 2020)



71 Calhoun Street – Elevation Comparison

ATTACHMENT 10

Previous (August 5, 2020)



① WEST
1/8" = 1'-0"

Anna Pepper Vaux Hewett
4 Nanny Cove Road
Bluffton, South Carolina 29910

September 24, 2020

Town of Bluffton
Historic Preservation Commission

Mr. Chair and members of the Historic Preservation Commission, as a born and raised “Blufftonian” and also a business owner of Gigi’s Boutique on Calhoun Street, I am asking for you to please not support, nor allow, such a large development at 71 Calhoun Street.

First, I’d like to say that I am not against development. I believe in sensible and reasonable development. I agree with our Old Town Master Plan which states buildings “shall be unobtrusive and of a design, material and color that blend harmoniously with the natural surroundings, and of the scale of neighboring architecture.” Mr. Cunningham’s proposed buildings will be obtrusive and they are overall not of scale, as a whole, of neighboring architecture. Plain and simple. There have never been such large buildings in this part of Bluffton, nor are there any currently that are even half the size of one of the proposed buildings.

The master plan also states, “the town strives to achieve economic vitality through the development and redevelopment while ensuring that Bluffton’s community character and historical heritage are preserved.” A development of this magnitude would absolutely wash away “Bluffton’s community character”. This character is what is so attractive about Bluffton and development of this kind would take that away. Not to mention, in no way points to any “historical heritage”.

The master plan is very clear, and respectfully, it is not the board’s job to try and bring the Old Town Master Plan into the 21st century by trying to modernize things. I ask that you do not base your decision based on your own personal aesthetics, but to think about the people of this town. Even our Town of Bluffton government is recommending these buildings not be approved. That should mean something.

I ask that you make choices that will preserve the town we all love so much.

Thank you.

Writing to say I think 7500 sq is still too large compared to the surrounding buildings.

Also concerns for the existing plant buffers. How much are they keeping or replacing. Are they specific on the trees they want to cut down?

Brenda Dunaway

135 Bridge Street Bridge

Darby:

I'm writing to you to voice opposition to the current proposal to develop the site of the old gas station on Calhoun Street.

I am an old time Bluffton guy, and Shirley and I absolutely love many of the changes that have arrived here in our life times. I'm 74 and can well remember when I would ride with my Grandparents to Ridgeland for Sunday lunch after church. Bluffton did not have a single restaurant and Hilton Head just had a new bridge.

I spent 40 years in the Atlanta area building an air-conditioning equipment distribution company (Mingledorff's Inc.) after leaving the Army in 1970. In those 40 years I watched the area built into the boom town that it is today. If it didn't move, we paved over it. I sold hundreds of millions of dollars of air-conditioning equipment to be installed in all those new buildings.

There were people that tried to stay with a plan, but overtime the developers got their way. They used a simple strategy: agree to what the planners want after great fan fare, wringing of hands, and a knashing of teeth. Then come back for one zoning variance after another. They literally got the site for Northside Hospital approved based on no spin sites for doctors offices. A major hospital without any neighboring doctor's offices. We now have 3 hospitals and hundreds and hundreds of acres of doctor's offices.

In the process Atlanta lost its character as a an old southern town. We bulldozed it away site by site. As the land became more expensive, and the different areas became gridlocked in traffic, Atlanta developers went vertical. Density increased, gridlock got worse, and the character of the area disappeared, one taller, and denser development at a time.

Shirley and I believe in the character of Old Town. We donated the entire restoration of the Graves House to the Methodist Church to remove a huge eye sore right in the middle of Old Town. It would have taken the church forever to raise the money for a project of that magnitude.

We currently own the home on Water Street immediately behind the Methodist Church. We bought it to protect it from some people in Chicago, who also wanted it.

Shirley has served on the Historical Society Board for years. I understand that they also oppose this development as planned.

In closing, I'm not at all opposed to the ultimate development of this site, but the height and density must fit the location. Make it conform or let the developers move on. There will be another developer that I will come along shortly. Done correctly, this site will be another plus to our community. This plan, as it currently stands, is just not it.

Bud Mingledorff
65 Myrtle Island Rd
Bluffton, SC 29910
843-757-4165

Charlene Gardner
1263 May River Rd.

Dear Commission Chair and Membership:

I am addressing you with regard to the 71 Calhoun St project once again. Because of the importance of this issue I have taken the time to write four or five times. The public is crying loud and clear. Our voices need to be heard and it is the process for this type of project. It is not to be judged by the developer or anyone else as an inconvenience. The number of repeated cries should not deimmunize the importance of how this property is considered in terms of development. It should make you become more inquisitive about the scale here and the urgency of everyone taking the time to voice their concerns. I continue to encourage you and your members to reconsider allowing any developer coming to you and asking to put an over 7000. Sq ft project on a one third acre lot size anywhere in the historic district. There are no projects other than the Churches that find it necessary to be that large.

Many residents of "Bluffton " have shared their concerns about the Mass and scale of this historically and environmentally sensitive site. I feel sure there would be more folks lining up to make statements but they are forced to recuse themselves due to their professional connections to the industry. It is due to the high level of concern we all have for the density that makes your mission important. This proposal would be appropriate in almost any other area of Bluffton.

This project is receiving over one hour long readings of objection in the only way possible (Zooming !!). It is certainly less impactful than seeing a live feed of us in line waiting to speak on this proposal. That alone should put this proposal the highest form of "discretion "category. Information about the scale of this project continues to be the issue here and so it is unclear why this density is even a consideration on such a small parcels. It is only at the last meeting that the developer provided the information to your commission about physically dividing the lots and providing the proper density figures not stated at the earlier presentations. Had this more accurate information been included in the earliest presentations, it would possibly have deemed this as an overbuild in a clear statement quite some time ago. Instead we are playing this cat and mouse game without the clarity and respect due to your groups mission. Now this project is becoming a battle of wills and attorneys and the town with only a few standing up to say "NO".

The town has shown its commitment to preserving the river and historic sites by financially backing projects that ensure the protection of such. This property is the last of its kind in the historic area with deep roots connected to the Heyward House and it is within the watershed district with close connection to the "Sacred May River".

Please continue on your journey with this proposal and scale back to a reasonable building on the footprint that will be given to each building.

I thank you for your time and service to the town!

Good Evening HPC,

I am writing today to express my full support for the final approval of this project by the HPC. First, I want to thank the committee for taking the time to thoroughly evaluate this project. I also want to acknowledge the Court Atkins group and designers for showing consistent, in good faith efforts to repeatedly modifying their designs from requests to match the existing downtown buildings. After reviewing the new rendering, it is clear that the buildings will be complimentary to others found in Old Town. I believe the design and setup will be extremely beneficial to the downtown commercial and retail areas. Furthermore, the conceptual ideas behind the project are exactly what the Town of Bluffton needs to embrace. The concept behind the project which Matt Cunningham envisioned was formed around community and the idea of creating space for everyone. With his vision rooted in giving back to the community, The Bridge will partner with local groups, town and county governments, and development organizations to promote economic empowerment of minority and women-owned businesses, culinary and visual arts programs, poetry, musical arts, and local, artisanal retail outlets. Today, I am absolutely confident that The Bridge development will not only be a positive addition to the look and feel of Old Town Bluffton, but a necessary addition to the future of a more culturally inclusive Bluffton. My hope is that you embrace this community driven project!

Thank You,
Christin Grand

Dear Members of The HPC,

I don't need to tell you what you already know. - the Applicant for 71 Calhoun Street has collectively been before you and the HPRC five times trying to get his plans approved for 3 enormous buildings and each time he has not taken to heart the comments of the people of Bluffton. Esteemed and long-time members of the community took the time to write a public comment and express the facts that these buildings are not in line with the direction and spirit of The Old Town Master Plan. It was disheartening to see Mr. Cunningham not give the respect to listen to all public comments, so evidently the concerns of the people appear to be of no consequence to him. Furthermore, when the public comments were brought up to Mr. Cunningham in the last meeting, we all watched him dismissively say "these are just the same people", as if the people who are passionate about the future of this town really don't matter.

And this tone is manifested in the latest revision of his building plans. The two biggest concerns in previous reviews were Mass and Scale. These revised plans fail to address mass and scale in a meaningful way. One could go back and forth saying he did reduce the height of Building 1, however the height of the side gable did not change and its really not even worth mentioning that the width only decreased by a disappointing 6 inches. Its still the tallest building on the surrounding block and the square footage remains nearly double of those around it.

I support the recent notes of the Town Staff regarding the proposed buildings for 71 Calhoun Street and hopefully Mr. Cunningham will listen and take those to heart. I respectfully ask the HPC to take the Town Staff notes into consideration and vote NO.

Thank you very much.

Debbie Wunder
15 Alljoy Road

Emmett McCracken
58 Stock Farm Road
Bluffton, SC 29910
23 September 2020

Subject: Public Comment –HPC -24 Sept 2020

To: Darby McLain

This is to voice opposition to the current proposal for the property at the northeast corner of Bridge and Calhoun Streets. (71 Calhoun Street). These comments speak to the mass of the project; not specifically to the architecture. The project goal seems to maximize the permitted square footage allowed by Town ordinance—a design in excess of 22,000 square feet.

Maximizing square footage does not always yield historic preservation which is the charge of this committee and reflects the long held desires of the community. There are very limited comparisons between this project and Palmetto Bluff except to point out that there are substantially fewer dwellings on Palmetto Bluff than allowed by ordinance. “Less is More” was a principle voiced by the developer and certainly encouraged and supported by the Town. We are permitted to drive 70mph on I-95 but 70mph is not wise or beneficial in all conditions. Just because something is permitted does not always make it the wisest choice.

The community has long sought and embraced historic preservation in the heart of Bluffton—particularly Calhoun Street. A brief stroll from the Calhoun Street Dock to the intersection with Highway 46 yields absolutely nothing that compares to the mass of this project.

Rather than “preservation” the project creates a massive anomaly; a visual assault and an injustice to the community’s efforts in historic preservation.


Emmett McCracken
843-368-1859

September 21, 2020

Mrs. Colin:

Re: 71 Calhoun Street

Please submit the following comments to the Town of Bluffton Historic Preservation Commission and the Bluffton Historic Review Commission meeting on September 24, 2020 regarding the application for development of 71 Calhoun Street located in Bluffton, South Carolina.

Gentlemen and Ladies:

The proposed project of three buildings located in the heart of Calhoun Street is in no way consisting with the existing commercial structures. The majority of buildings on Calhoun Street are former single family structures converted to commercial use, therefore mostly less than 3000 square feet in size.

As a person that walked Calhoun Street as a child in the early 1950' the majority of those structures still stand with some infill. The Old Town Master Plan Section 5.14.1 states that design elements should protect the architectural and historic heritage of the Town.

The proposed project at 71 Calhoun Street no way conforms to the current Old Town Master Plan.

Respectively submitted

Franklin Perry Hodge, Jr.
843-247-1450

The Bridge will be a much-welcomed addition to Old Town Bluffton's downtown area. Matt Cunningham has gone to great lengths to ensure that The Bridge development is consistent with other local buildings in terms of size, scale, mass, and design. Furthermore, his team has worked diligently to meet the requests of the HPC in all their previous meetings. As a person who is familiar with the development process in this area, I can say they have gone above and beyond what many other existing developments in the area have to ensure the look of Old Town is preserved. The Bridge will preserve our local culture while expanding our economic opportunities. I look forward to the HPC's approval.

Geoff Block
917.941.1980

Henry "Hank" Johnston
9 Pondhawk Rd.
P O Box 1875
Bluffton, SC 29910

Historic Preservation Commission

For Public Comment Electronic Delivery

Mr. Chairman and Members of the Commission:

When I left the Mayoral office in 2008, I requested the Mayor and Council continue to do four things: Protect the River, Protect the River, Protect the River, and Protect the Old Town. They continue to do an admirable job in protecting the river in a difficult multi-jurisdictional and multi-zoning complex of river front properties and drainage systems.

They and you, the Historic Preservation Commission, have done an outstanding job in protecting the Old Town. However, for the life of me I can't understand why the 71 Calhoun Street development is still under consideration. Many notable, knowledgeable legal and architectural persons have given you valid arguments for the violations of mass and scale that this project proposes.

More importantly to me is the potential for the loss of State and Federal Historic District designations by allowing something this overpowering in the District. **It's not worth the risk.**

I respectfully ask that you deny this application and pass a motion recommending the Mayor and Council immediately pass an ordinance which eliminates any language in the development codes which may imply that this type of development might be possible in the Historic District.

Former Mayor Hank Johnston
843-263-2983

HPC Public Comment Re: 71 Calhoun Street

Wednesday, September 23, 2020

Jen Sommerville - Preservationist
Historic Bluffton Foundation
Preservation Committee

In reference to the proposed buildings under review to be constructed at 71 Calhoun Street, please consider the points addressed below as areas of concern for infill development within our Historic District.

1. **Massing and scale as compared to neighboring properties is disproportionate.** Building 3 is approximately 25 feet from a circa 1840 slave cabin on the Heyward House property. While this slave cabin would be the closest neighboring structure, the Heyward House property also includes a historic summer kitchen of similar scale to the slave cabin and a vernacular 1.5 story Antebellum Era home whose massing should be taken into consideration. We recognize and appreciate the complete exterior redesign of building 3 as it now depicts a much more area-sensitive design, particularly the façade closest to and facing the Heyward House property. However, the historic home directly across the intersection from 71 Calhoun (on the southwest corner) is a modest one-story design with carriage house, and all three buildings are a stark contrast to the massing of this historic property. We acknowledge the fact that the elevations of all three buildings have been completely redesigned to be more thoughtful of neighboring properties and truly appreciate the consideration. We recognize that the overall widths and heights have been reduced slightly. Nonetheless, the massing and visual weight of all three buildings (mainly buildings 1 and 2) has not been significantly changed and is still grossly disproportionate to neighboring structures.
2. **Discretion should be exercised about size permitted by UDO.** While a sound investment is understood, the financial undertaking of this project should not be the foremost concern at the expense of an ideal and contextually sensitive design. While the footprints and square footages of the proposed buildings may abide by UDO requirements and check all the boxes, we ask that discretion be used in the review process and take into consideration how large these proposed buildings would be.
3. **Placement of dumpster as it effects the Heyward House outdoor space.** There has been discussion between representatives of both properties to settle on an agreeable location for the dumpster enclosure that serves the proposed development. We do not want this concern to fall through the cracks as plans get closer to the approval status and look forward to working towards an agreeable solution that both parties, as well as the Town, agree with.

Historic Preservation Commission Meeting September 24, 2020

RE: 71 Calhoun Street

Public Comment

Mr. Chair and members of the Commission.

On May 23, 1996, after a lengthy application process, the Bluffton Historic District with its 46 structures and 2 coves was approved by the National Park Service and became part of the permanent record of the National Register of Historic Places and thus the Department of Interior. Our Town moved forward with this designation and wrote the Old Town Master Plan. This was a glorious time in Bluffton as many citizens gathered to brainstorm on the future of Bluffton's growth and development and exactly what they wanted Bluffton to look like. Hank Johnston was our mayor. Tommy and I participated along with about 100 other citizens; it was an amazing gathering. We were all outspoken with a passion for the Bluffton we have come to know, love, and appreciate. The Old Town Master Plan was on the way.

Allow me to quote from the Plan about future infill:

From: The Old Town Master Plan:

Page 1.2

"The Town strives to achieve economic vitality through development and redevelopment while ensuring that Bluffton's Community character and historical heritage are preserved. Given recent growth and development pressures in the Town and region, the Old Town Master Plan is intended to provide a blueprint for future infill development in the Old Town that reflect the eclectic character of the area and sustainable pattern of settlement"

So....what is different 15 years later? NOTHING...the Bluffton citizens are still speaking out about development that does not respect and appreciate our Bluffton Historic District or conform to our Old Town Master Plan.

Mr. Chairman and members of the Commission, this project at 71 Calhoun shows no respect for the citizens of Bluffton, no respect for our Old Town Master Plan and no respect for our historical heritage. Further, it ignores the size, square footage, mass and scale of the existing precedent setting new infill structures. These structures include the Gigi's building, The Pearl, and the Children's Boutique building. I respectfully ask you to deny this development and vote NO.

Joan Heyward
95 Boundary Street

Good evening Mr. Trimbur and members of the committee,

I am writing today to express my full support for final approval of the project known as "the Bridge at Calhoun" by the HPC. After reviewing the architectural rendering of the three, 2.5 story buildings, it is clear that the buildings will be complementary to other buildings found in Old Town, such as the Moonlit Lullaby retail space adjacent. It should also be noted that the design and location of these buildings will expand our main street corridor, which will be extremely beneficial to our downtown commercial and retail areas.

I have followed the progress of this project with great interest since April this year. Over the course of several months, the designers have shown consistent, good faith efforts to adhere to the existing development code as written. The latest designs honor the architectural character of buildings in the arts and culture district, and are reflective of existing buildings downtown. I am confident that The Bridge project will be a positive addition to the look and feel of Old Town Bluffton. As members of the committee, please consider my comments when voting on final approval.

Jodie Srutek

Hi Darby,

Good morning!

On behalf of Chris Dalzell and Shoreline Construction, I'd like briefly to comment on the 71 Calhoun St project.

As Bluffton continues to grow, it's inspiring to see local developers, architects, and craftsmen investing their talents and resources in their backyard. We're excited to see this legacy project take form; and hope others see the value in thoughtful growth.

Thank you,

John

John W. Ussery Jr
843.384.4463 Mobile

Greetings to the historic Preservation Commission, As I have said in several previous letters, the charm and draw of old town Bluffton are evident. The size, scale and architecture are critical to maintaining the integrity of what is already in place. This character and charm contribute to the heritage, history and love of this town. If we change the small-town charm that everyone loves, a HUGE mistake will be made. I am not against development but I am only too aware of the huge square footage and height of Mr. Cunningham's plans for the new structure at 71 Calhoun. Please consider this and do not vote for this new large construction. We already have Savannah and Charleston and we do not need this. Let's take a hard look at losing something special and remember the precedents that have been set. If we don't use those, what good are they? Our history is amazing and our architecture unique.

Thank you for your time and thoughtful consideration. Let's get this right for Old Towne Bluffton.

Kathy Cashman

131 Bridge Street

Hi Darby,

Please see my comment below. Thanks!

After reviewing various iterations of the plans put forth by the developers over the past few months and talking with local residents, I stand in full support for The Bridge at Calhoun development in Old Town Bluffton. As a resident of neighboring Savannah, I have always enjoyed the historic features and unique charm of Old Town Bluffton's architecture. The plans and renderings presented by the designers show that these buildings will hold true to Old Town's unique architectural typologies. I've spent numerous weekends over the past two years at a home on the May River with friends and family, and while Old Town's current commercial environment is great, myself and others feel that more shopping and dining options with a local flair are much needed to bolster the live, work, play atmosphere that makes Old Town so special. This project is a tasteful representation of controlled growth with a sensitive approach to Old Town's history, architecture, and future. Lee Lineberger

My husband and I moved to Moss Creek from Missouri in 2007. One of our favorite things to do (and to share with all our family and friends who regularly visited our little slice of paradise) was to (slowly) drive down 46 to the First Friday celebrations on Calhoun Street. We loved it then and continue to love the area today.

We have lived on the Promenade for four years and at the first opportunity we bought the space we live in BECAUSE we love the growth and progress in this wonderful town. Over the years, Calhoun Street has evolved. While the galleries are still vibrant and full of great local art, retail shops and restaurants have also opened and thrived. We feel fortunate to have seen it all. We also feel fortunate to have been able to walk with family and friends nearly the full length of Calhoun Street to pop into Eggscentricities and then to walk a few steps further to admire the beauty of Church of the Cross and the adjacent and always-changing view of the May River.

We fully support moving forward on the investment in Bluffton and Calhoun Street that Matt Cunningham is making at 71 Calhoun St. Based on what we've seen from walking the staked-out area, and from what he is proposing – fully in accordance with the Historic District master plan and the Town Unified Development Ordinance – this locally planned, locally focused concept is exactly what we need. We could let the land sit, bringing nothing to that lot beyond dirt piles and wild grass. Or we could invest in the arts, in retail, in minorities, in a restaurant and in living spaces in a way that underscores what we have been in Bluffton...and what we can continue to be. Lisa Ashcraft

Historic Preservation Commission

September 23rd, 2020

RE: 71 Calhoun Street

Public Comment by Michael Hahn, 65 Lawrence Street.

Mr. Chair and Members of the Historic Preservation Commission as a lifelong low country resident, I urge you to strongly consider the enormity of these proposed structures.

Old Town Bluffton has a distinct southern small town feel to it, which is reflective of the buildings in our Historic District.

The Developer has been given several opportunities to redesign his project and he has shaved off a token amount of square footage in an attempt to appease folks.

At this point, I urge the HPC to consider a flat out denial of the entire project.

Sincerely,

Michael Hahn

843-384-3815

Dear Madam and Gentlemen of the Historic Preservation Commission and Staff:

This is the third letter that I have written to the Board concerning my feelings about 71 Calhoun being totally out of scale and massing and is wrong for this district.

I have reviewed the Staff report and would like to pay my highest compliments for their wisdom, thoroughness, and findings. The Commission is served well with the work the Town Staff has devoted to this proposed project and they also feel that the proposed buildings are out of character and scale.

I urge the Commission to vote NO on the application. It is the right thing to do!

We are not saying that the applicant can not build on his lot. A no vote will require him to greatly reduce the footprint, massing, and scale. This vote is a crossroads and denial will show the citizens of the Town the importance of what the Commission has accomplished and will continue to serve in protecting the historic character of Old Town Bluffton over the past 20 years and beyond.

I wish you well in your judgment.

Sincere Regards,

Randolph Stewart

ROBERTS VAUX
75 ALLJOY ROAD
BLUFFTON, SOUTH CAROLINA 29910

September 22, 2020

Town of Bluffton
Historic Preservation Commission
By way of Electronic Mail only

In re: Application of for 71 Calhoun Street

Ladies and Gentlemen:

I wrote you on June 8th and July 20th regarding this application and have reviewed the comments of the Commission's subsequent meeting.

With regard to the latest submission, what's changed?

1. The short answer is not much.
2. The number of square feet has been somewhat reduced.
3. I am informed that the two living former Mayors have written letters in opposition.

It would seem that the developer is insistent that he be allowed to build these three large buildings that dwarf all of the other buildings on Calhoun Street, and at the same time the citizens continue to object for the same continuing reasons.

None of our objections are as to the use, or development, but rather the fact that the square footage to be built is massed in three buildings almost twice the size of the next largest building on Calhoun Street. As a child growing up, the largest building in Bluffton was on Calhoun Street and was the Patz Brother's store. That building is still there, and the subsequent buildings have always adhered to the letter and spirit of the Old Town Master Plan as to scale and mass.

Hank Johnson was Mayor when the Old Town Master Plan was adopted, and he took great pride at the time. Times change, but the point of the Plan was to ensure that as times changed the integrity and ambiance of Old Town did not. What greater source of

information could you want than the expression of the Mayor at the time the Plan was adopted to echo what we all have been saying.

To repeat myself, I would ask that each of you address the issues of:

- a. scale and mass;
- b. the fact that to date the largest building on Calhoun Street is substantially smaller than what is proposed;
- c. The provisions of the Plan contained on page 4.18, "... but respecting and reflecting Calhoun Street's basic design elements (scale, materials, building massing, color streetscape rhythm, personality, etc.)."

Respectfully,



ROBERTS VAUX

RV:bc

To Members of the HPC ,

I am writing once again to express my concern of the proposed development at [71 Calhoun St.](#)
Over the past 6 months I've watched HPC and the HPRC discuss and try to guide Mr. Cunningham through the approval process.

After reviewing the latest revisions that included the town staff notes, I've noticed that not a whole lot has changed. The buildings are still too large in scale and mass and it seems the guidance given is falling on deaf ears.

As a recent full time resident of Old Town , the small town charm , the kindness of its people and a Noticeable communal effort to Protect the historic district from overdevelopment , were our reasons to put down roots here.

The thought of walking out of my front door , looking to my left and seeing 3 massive buildings instead of the tree tops and blue sky kinda turns my stomach.

I'm not against progress or development but it needs to be respectful of the Old Town archetype, and as they stand, Mr. Cunninghams development plans do not reflect this.

With all due respect, I'm not writing in opposition to crush someone's dream, but please don't let their dream become our nightmare.

Thank You for listening and for your consideration ,

Rusty

Pistachio

41/ [45 Bridge Street](#)

[Bluffton SC](#)

Hey There,

The address is 71 Calhoun Street, Bluffton, SC 29910. COFA-10-19-0136

I will be unable to attend the meeting, however I was told that I could submit the comment to you. Please let me know if this is correct and if you have received.

“As a resident of 12 years and small business owner for 4, I feel fortunate to live in Bluffton. Our very creative and unique town has constantly moved forward to develop a strong sense of community. As more businesses open and residences are built, we continue to welcome new faces into our growing town. These faces create opportunity.

The Bridge’s design is consistent with the overall feel of Bluffton’s past and present architecture. By creating additional retail and restaurant space in this vacant space, there will be more opportunity and options for commerce available to residents and visitors. I feel that this project would be a welcomed addition to the Town of Bluffton. Thank you for your time”

Thank You for your time,
Ryan Williamson
Founder

Hi Darby

My only comment is that I believe that the additional buildings will enhance the overall area of old town improving its value to both the local population as well as the tourists.

Thanks

Steve Kaser